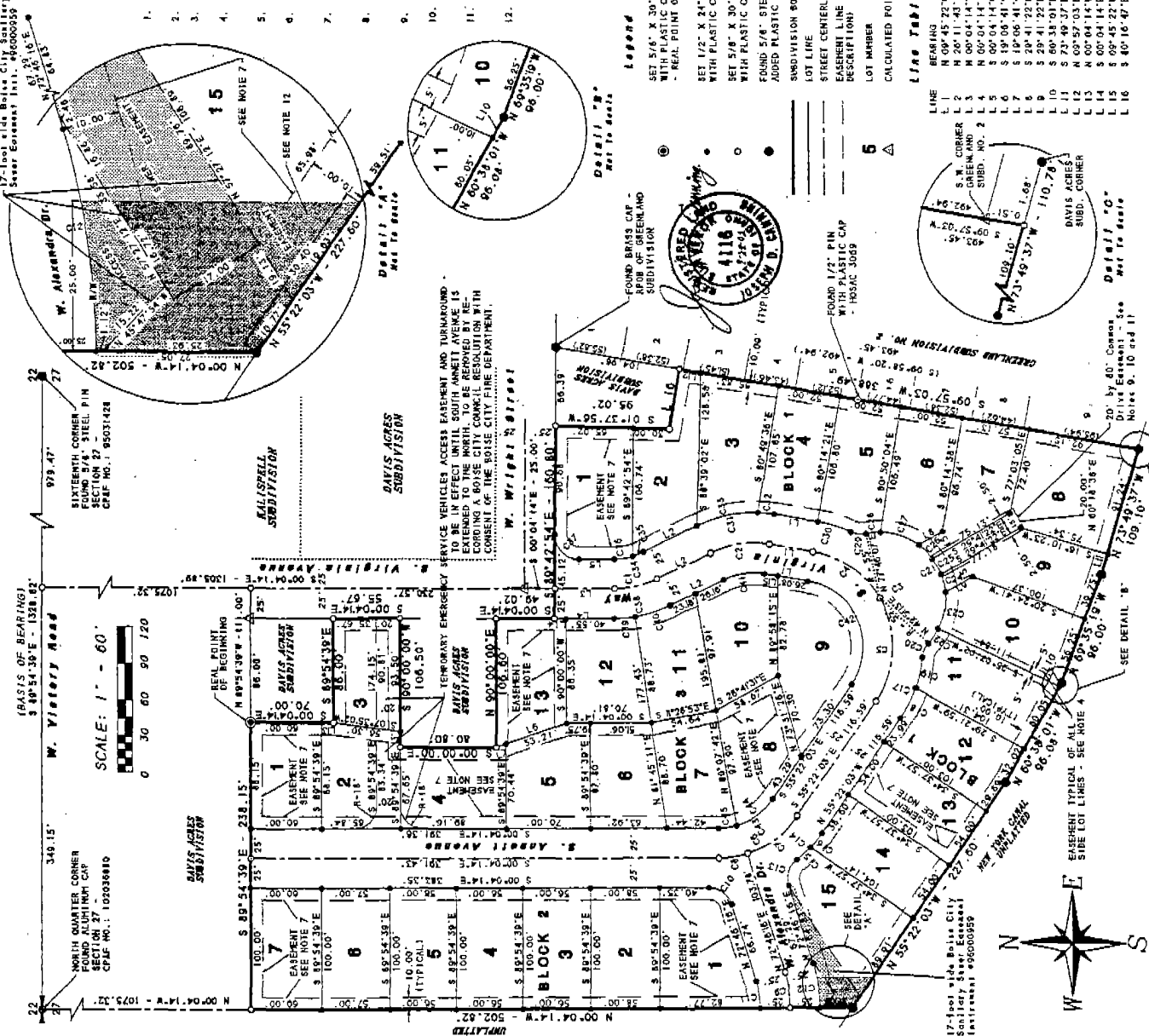


Moonbeam Subdivision

A RESUBDIVISION OF PORTIONS OF LOTS 28, 30 AND 31, AND ALL OF LOT 20 OF DAVIS ACRES SUBDIVISION, SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO

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. THE OWNER SHALL COMPLY WITH THE REQUIREMENTS OF IDAHO CODE 31-3605 CONCERNING IRRIGATION WATER.
3. A 10 FOOT WIDE PERMANENT PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS.
4. A 5 FOOT WIDE PERMANENT PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL SIDE LOT LINES FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC POWER, NATURAL GAS, TELEPHONE AND CABLE TELEVISION HOUSE SERVICE LINES.
5. A 10 FOOT WIDE PERMANENT NOISE CITY STREET LIGHT EASEMENT IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS FOR STREET LIGHTS, WIRING AND APPURTENANCES.
6. A 10 FOOT WIDE PERMANENT EASEMENT IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS FOR THE USE OF THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION FOR LOT AND STREET DRAINAGE AND ABSORPTION BEDS, TANKS, VAULTS, CATCH BASINS AND OTHER RELATED LOT AND STREET DRAINAGE FUNCTIONS AND ITEMS.
7. A 10 FOOT WIDE PERMANENT EASEMENT IS HEREBY RESERVED FOR THE USE OF THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION AS SHOWN AND NOTED HEREON FOR DRAINAGE AND IRRIGATION PIPELINES AND APPURTENANCES.
8. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF THIS SUBDIVISION. THE MINIMUM SETBACK LINES FOR ALL LOTS, PARCELS AND TRACT SIZES SHALL MEET THE STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
9. DUPLEX STRUCTURES MAY NOT BE CONSTRUCTED ON LOTS THAT UTILIZE A COMMON DRIVEWAY. REGARDLESS OF THE ZONING DISTRICT.
10. VEHICULAR ACCESS TO LOTS 8 AND 9 BLOCK 1 SHALL BE PROVIDED FOR THE COMMON DRIVEWAY AND COMMON DRIVEWAY SHALL BE 10 FEET WIDE FROM THE EDGE OF THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
11. SAID COMMON DRIVEWAY IS DESIGNATED HEREON BY AN EASEMENT TO BENEFIT THE OWNERS OF LOTS 7, 8 AND 9 BLOCK 1 SAID EASEMENT SHALL PROVIDE A PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID COMMON DRIVEWAY. SAID EASEMENT SHALL RUN WITH THE LAND.
12. A 25 FOOT WIDE ACCESS EASEMENT IS HEREBY RESERVED PARALLEL AND ADJACENT TO THE WESTERLY LOT LINE OF LOT 15, BLOCK 1 FOR THE USE OF THE IRRIGATION DISTRICT AND THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. SAID EASEMENT SHALL RUN WITH THE LAND.



Curve Table

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	25° 07' 23"	80.00	36.48'	18.50'	36.18'	S 15° 08' 32"E
C 2	35° 57' 05"	80.00	50.70'	35.96'	49.39'	S 09° 13' 11"E
C 3	114° 52' 35"	80.00	166.40'	125.28'	134.85'	S 69° 11' 40"W
C 4	64° 19' 17"	80.00	95.91'	64.19'	85.17'	N 87° 07' 42"W
C 5	55° 17' 49"	80.00	72.21'	50.30'	65.12'	N 29° 43' 08"W
C 6	37° 53' 45"	80.00	52.01'	37.40'	51.90'	N 30° 25' 11"W
C 7	17° 24' 04"	80.00	24.30'	17.24'	24.70'	N 08° 46' 16"W
C 8	17° 09' 30"	100.00	29.95'	15.09'	29.84'	S 81° 21' 01"W
C 9	72° 50' 30"	200.00	25.43'	14.76'	23.25'	S 81° 21' 01"W
C 10	17° 09' 30"	75.00	22.45'	11.31'	22.38'	S 81° 21' 01"W
C 11	17° 09' 30"	75.00	22.45'	11.31'	22.38'	S 81° 21' 01"W
C 12	68° 43' 50"	200.00	33.90'	18.09'	33.89'	S 72° 51' 01"E
C 13	68° 43' 50"	200.00	33.90'	18.09'	33.89'	S 72° 51' 01"E
C 14	16° 52' 18"	105.00	30.92'	15.57'	30.81'	S 48° 55' 54"E
C 15	04° 26' 08"	105.00	15.46'	7.74'	15.44'	S 42° 42' 49"E
C 16	04° 26' 10"	105.00	15.46'	7.74'	15.45'	S 42° 42' 49"E
C 17	29° 24' 22"	105.00	53.69'	27.55'	53.30'	S 70° 04' 14"E
C 18	15° 23' 12"	105.00	28.35'	14.26'	28.20'	S 63° 05' 09"E
C 19	15° 23' 12"	105.00	28.35'	14.26'	28.20'	S 63° 05' 09"E
C 20	142° 37' 58"	80.00	132.97'	94.81'	122.90'	N 65° 57' 36"E
C 21	152° 15' 42"	55.00	14.70'	7.39'	14.65'	S 54° 48' 05"E
C 22	152° 15' 42"	55.00	14.70'	7.39'	14.65'	S 54° 48' 05"E
C 23	33° 04' 58"	55.00	31.76'	16.33'	31.32'	S 78° 59' 58"E
C 24	16° 18' 37"	55.00	15.00'	7.88'	15.00'	N 70° 18' 14"E
C 25	15° 40' 36"	55.00	15.05'	7.57'	15.00'	N 69° 18' 07"E
C 26	16° 18' 37"	55.00	15.06'	7.88'	15.00'	N 70° 18' 14"E
C 27	35° 28' 48"	55.00	34.06'	17.60'	33.52'	N 18° 25' 28"E
C 28	35° 28' 48"	55.00	34.06'	17.60'	33.52'	N 18° 25' 28"E
C 29	17° 14' 54"	55.00	12.40'	6.73'	12.30'	N 05° 26' 26"E
C 30	15° 18' 23"	105.00	24.66'	14.42'	24.57'	N 17° 14' 31"E
C 31	35° 57' 05"	105.00	65.86'	34.07'	64.81'	N 03° 13' 11"E
C 32	07° 23' 41"	105.00	13.55'	6.79'	13.54'	N 06° 03' 32"E
C 33	26° 33' 24"	105.00	53.33'	26.72'	51.79'	N 11° 55' 01"E
C 34	26° 07' 35"	55.00	25.06'	12.76'	24.86'	N 13° 08' 36"W
C 35	10° 07' 44"	55.00	9.72'	4.97'	9.71'	N 21° 08' 59"W
C 36	19° 08' 41"	55.00	18.86'	9.53'	18.30'	N 45° 04' 47"E
C 37	29° 41' 22"	55.00	26.25'	13.53'	26.02'	N 45° 04' 47"E
C 38	29° 41' 22"	55.00	26.25'	13.53'	26.02'	N 45° 04' 47"E
C 39	09° 36' 39"	105.00	47.87'	24.36'	47.46'	S 13° 03' 56"E
C 40	16° 30' 46"	105.00	17.61'	8.83'	17.59'	S 04° 53' 10"E
C 41	16° 30' 46"	105.00	17.61'	8.83'	17.59'	S 04° 53' 10"E
C 42	144° 52' 35"	55.00	10.27'	5.24'	10.27'	S 08° 13' 11"E
C 43	144° 52' 35"	55.00	10.27'	5.24'	10.27'	S 08° 13' 11"E
C 44	30° 17' 06"	55.00	32.71'	17.65'	32.71'	N 27° 43' 09"W
C 45	10° 00' 45"	55.00	10.00'	5.00'	10.00'	N 35° 43' 31"W
C 46	10° 00' 45"	55.00	10.00'	5.00'	10.00'	N 35° 43' 31"W

Legend

- SET 5/8" X 3/8" STEEL REBAR WITH PLASTIC CAP L.S. 4116 - REAL PIN AT BEGINNING
- SET 1/2" X 2 1/2" STEEL REBAR WITH PLASTIC CAP L.S. 4116
- SET 5/8" X 3/8" STEEL REBAR WITH PLASTIC CAP L.S. 4116
- FOUND 5/8" STEEL REBAR AND ADDED PLASTIC CAP L.S. 4118
- SUBDIVISION BOUNDARY
- STREET CENTER LINE
- EASEMENT LINE USE USE DESCRIPTION
- LOT NUMBER
- CALCULATED POINT

Line Table

LINE	BEARING	DISTANCE
L 1	N 09° 45' 22"E	57.38'
L 2	N 26° 11' 43"W	40.35'
L 3	N 06° 04' 14"W	50.18'
L 4	S 09° 04' 14"E	50.18'
L 5	S 19° 08' 41"E	62.07'
L 6	S 09° 36' 39"E	11.86'
L 7	S 29° 41' 22"E	26.25'
L 8	S 29° 41' 22"E	26.25'
L 9	S 09° 36' 39"E	4.01'
L 10	S 73° 49' 37"E	17.38'
L 11	N 09° 57' 03"E	10.60'
L 12	N 00° 04' 14"E	9.93'
L 13	S 09° 04' 14"E	11.30'
L 14	S 09° 45' 22"E	51.79'
L 15	S 40° 16' 47"E	51.79'
L 16	S 40° 16' 47"E	51.79'

Moonbeam Subdivision

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS: That the undersigned do hereby certify that it is the intention of the owner of the above described land in the Moonbeam Subdivision, and that it is intended to include the following described land in this plan:

A re-subdivision of portions of Lots 28, 30 and 31, and all of Lot 29 of Davis Acres Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, in Book 11 of Plate at Page 631, being a portion of the land owned by the Ada County, Idaho, Recorder, in Section 27, Township 3 North, Range 2 East, Boise Meridian, Boise City, Ada County, Idaho, and being more particularly described as follows:

- Commencing at the north quarter corner of said Section 27; thence S89°54'39"E, 349.15 feet along the northerly boundary of the said Section 27, to the center-line of Virginia Avenue; thence S00°04'14"E, 1,075.82 feet along the center-line of Virginia Avenue to the extension of the northerly boundary of said Lot 31; thence N89°54'39"W, 111.00 feet along the extension of, and the northerly boundary of, said Lot 31 to the Real Point of Beginning;
- Thence S00°04'14"E, 70.00 feet along a line parallel to the easterly boundary of said Lot 31;
- Thence S89°54'39"E, 86.00 feet to the easterly boundary of said Lot 31;
- Thence S00°04'14"E, 53.82 feet along the easterly boundary of said Lot 31;
- Thence S00°00'00"W, 60.80 feet;
- Thence N60°00'00"E, 108.80 feet;
- Thence S00°04'14"E, 49.02 feet along the easterly boundary of said Lot 30;
- Thence S89°54'39"E, 160.80 feet along the northerly boundary of said Lot 28;
- Thence S01°37'56"W, 95.02 feet;
- Thence S80°16'47"E, 51.70 feet to the southeasterly boundary of said Lot 28;
- Thence S09°57'03"W, 388.49 feet along the southeasterly boundary of said Lot 28;
- Thence N73°49'31"W, 108.10 feet along the southeasterly boundary of said Lot 28;
- Thence N68°35'19"W, 98.00 feet along the southeasterly boundary of said Lot 28;
- Thence N60°38'01"W, 98.08 feet along the southeasterly boundary of said Lot 28;
- Thence N55°22'03"W, 227.60 feet along the southeasterly boundary of said Lot 28;
- Thence S00°04'14"E, 502.82 feet along the easterly boundary of said Lot 29;
- Thence S89°54'39"E, 236.15 feet along the northerly boundary of said Lot 31 to the Real Point of Beginning;

Containing 6.060 acres, more or less.

The public roads shown hereon are hereby dedicated to the public. The easements shown hereon are not dedicated to the public, but the right to use said easements is hereby reserved for said easements. The public roads shown hereon are hereby dedicated to the public, but the right to use said easements is hereby reserved for said easements. The public roads shown hereon are hereby dedicated to the public, but the right to use said easements is hereby reserved for said easements.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of August, 2002.

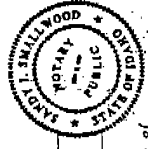
ACKNOWLEDGEMENT

State of Idaho)
County of Ada) ss.

On this 28th day of August, in the year 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared James S. Gibson, identified to me to be a manager of SYDOR-Superior Value Construction and Development, LLC, an Idaho Limited Liability Company, that executed the instrument, or the Plat, and as presented to me to receive water service from United Water Idaho and United Water Idaho has agreed in writing to serve all lots within this subdivision.

IN WITNESS WHEREOF, I have set my hand and seal the day and year in this certificate first above written.

James S. Gibson
Notary Public for Idaho
Residing in Boise, Idaho, My Commission Expires 7/29/06



CERTIFICATE OF SURVEYOR

I, Joseph P. Cantrell, do hereby certify that I am a Land Surveyor, licensed by the State of Idaho, as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately represents the points plotted thereon, and it is in conformance with the State of Idaho Code relating to plats and surveys.



Joseph P. Cantrell
4116

APPROVAL OF ADA COUNTY HIGHWAY DIVISION

The foregoing plat was accepted and approved by the Ada County Highway Division Commissioners on the 12th day of August, 2002.



Ada County Highway Division
Commissioner
[Signature]

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter of approval on file with the Ada County Recorder or his agent.



[Signature]
Date 10/12/02

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Boise, Ada County, Idaho, do hereby approve this plat.

[Signature]
Boise City Engineer

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Boise, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 28th day of August, 2002, this plat was duly accepted and approved.



[Signature]
Boise City Clerk

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it is in compliance with the State of Idaho code relating to plats, and surveys.



[Signature]
Ada County Surveyor

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, do hereby certify that any and all taxes, penalties and/or delinquent general county property taxes or other taxes which are due and payable for the year ending on the date of this certificate are paid in full. This certificate is valid for the next thirty (30) days only.



[Signature]
Ada County Treasurer
Date 2/11/03

CERTIFICATE OF COUNTY RECORDER

I hereby certify that this instrument was filed at the request of *[Signature]*, Clerk of the County of Ada, at *[Signature]* o'clock *[Signature]* of this day of *[Signature]*, 2002, in my office, and was duly recorded in Book *[Signature]* of Plate at Page *[Signature]*.

Instrument No. 101023503
State of Idaho)
County of Ada)
Fee: \$11

[Signature]
Deputy
Ex-Officio Recorder