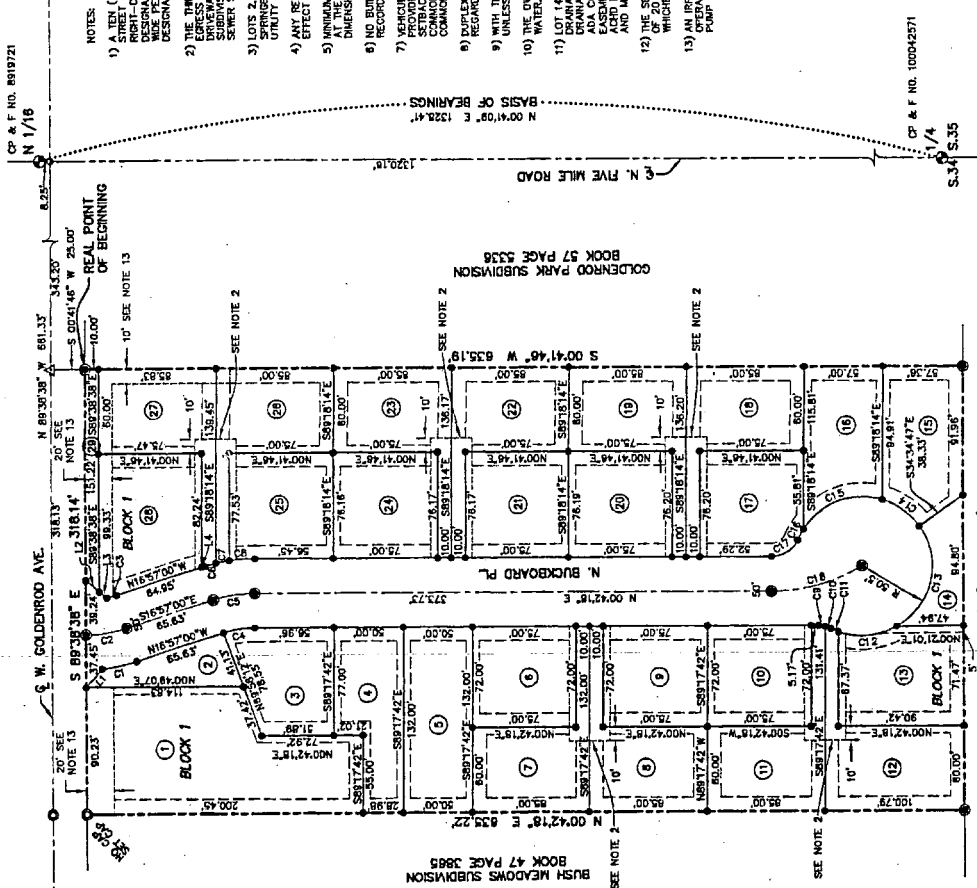


# SPRINGBROOK SUBDIVISION

A RESUBDIVISION OF LOT 15 OF EAGLESON'S USTICK SUBDIVISION  
 LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 34, T.4N., R.1E., B.M.  
 BOISE, ADA COUNTY, IDAHO  
 2004

LINE	LENGTH	BEARING
L1	17.54	S47°12'33"E
L2	12.92	N59°36'27"W
L3	10.00	S89°52'00"W
L4	6.67	S14°52'00"W



CURVE	RADIUS	LENGTH	CHORD	BRG. DELTA
C1	125.00	26.58	24.51	S03°03'43"E
C2	125.00	26.58	24.51	S47°12'33"E
C3	160.00	7.68	7.63	S103°03'43"E
C4	75.00	23.11	21.02	N08°37'21"W
C5	100.00	30.81	28.69	N08°37'21"W
C6	125.00	9.71	9.71	N14°52'00"W
C7	125.00	10.18	10.18	N10°03'55"W
C8	125.00	6.82	6.82	N07°24'36"E
C9	20.00	4.84	4.87	N07°24'36"E
C10	20.00	4.45	4.44	N10°03'40"E
C11	50.50	6.35	6.34	S23°30'15"W
C12	50.50	43.55	42.1	S04°28'04"E
C13	50.50	64.09	74.71	S7°03'33"E
C14	50.50	68.12	60.21	N18°24'31"W
C15	50.50	61.12	60.21	N18°24'31"W
C16	50.50	9.13	9.11	N61°54'05"W
C17	20.00	23.54	22.1	S33°01'12"E
C18	128.89	68.37	67.54	S14°42'08"E

SANITIZATION OF SANITARY RESTRICTION  
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 02, SECTION 50201-01 (CSD) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SANITIZATION SHALL BE THE BASIS FOR ANY SANITIZATION APPROVAL. NO DRAINING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF THE PERMIT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF SANITIZATION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF SANITIZATION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF SANITIZATION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF SANITIZATION.

*W. McVey REFS 11-2-04*



**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1177 E PLAZA DR., SUITE F  
 BOISE, ID 83618  
 TEL: 208-333-0013  
 FAX: 208-333-0010

# SPRINGBROOK SUBDIVISION

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT LAND PRO DEVELOPMENT, INC., AN IDAHO CORPORATION, AND THE NELSON FAMILY TRUST, ARE THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

LOT 15 OF EAGLEBROOK (ESTICK SUBDIVISION) LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T. 4N. R. 1E, B.M. ADA COUNTY, IDAHO, AS SAME IS RECORDED IN BOOK 5 OF PLATS AT PAGE 271, RECORDS OF ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTION 35 AND THE SAID SECTION 34, FROM WHICH THE NORTH 1/4 CORNER COMMON TO SAID SECTIONS BEARS NORTH 00°41'00" EAST, 1329.41 FEET, THENCE NORTH 00°41'00" EAST, 1330.18 FEET TO THE CENTERLINE INTERSECTION OF GOLDBROOK AVENUE AND FIVE MILE ROAD, THENCE ALONG THE CENTERLINE OF GOLDBROOK AVENUE NORTH 88°30'00" WEST, 343.20 FEET, THENCE SOUTH 00°41'00" WEST, 25.00 FEET TO THE NORTHWEST CORNER OF GOLDBROOK PARK, AS SAME IS RECORDED IN BOOK 37 OF PLATS AT PAGE 5338, RECORDS OF ADA COUNTY, IDAHO, SAID POINT BEING THE REAL POINT OF BEGINNING.

THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION SOUTH 00°41'00" WEST, 634.18 FEET TO A POINT ON THE NORTH BOUNDARY OF EDNA PARK ESTATES, AS SAME IS RECORDED IN BOOK 48 OF PLATS AT PAGE 3762, RECORDS OF ADA COUNTY, IDAHO.

THENCE ALONG SAID NORTH BOUNDARY NORTH 80°36'59" WEST, 318.24 FEET TO THE SOUTHEAST CORNER OF BUSH MEADOWS SUBDIVISION, AS SAME IS RECORDED IN BOOK 47 OF PLATS AT AGE 3965, RECORDS OF ADA COUNTY, IDAHO.

THENCE ALONG THE EAST BOUNDARY OF SAID SUBDIVISION NORTH 00°42'18" EAST, 635.22 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION.

THENCE SOUTH 88°38'30" EAST, 318.14 FEET TO THE POINT OF BEGINNING, CONTAINING 4.84 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED, TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT ASSOCIATED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS SHALL BE RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS THE STATE MAY BE ELIGIBLE TO RECEIVING WATER SERVICE FROM AN EXISTING WATER IDAHO, INC. MAIN LINE LOCATED ADJACENT TO THE SUBJECT SUBDIVISION, AND LIMITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SEAVE ALL THE LOTS IN THIS SUBDIVISION.

LAND PRO DEVELOPMENT, INC.

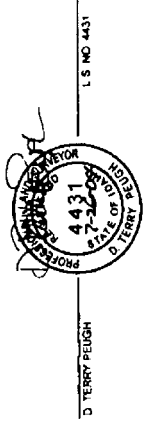
*[Signature]*  
KEVIN AMAR, PRESIDENT

THE NELSON FAMILY TRUST

*[Signature]*  
MERVIN C NELSON, TRUSTEE

## CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



D. TERRY PEUGH  
L.S. NO. 4431

## ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF ADA ) S S

ON THIS 27<sup>th</sup> DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KEVIN AMAR, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF LAND PRO DEVELOPMENT, INC., AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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

07-28-07  
MY COMMISSION EXPIRES



Scott Bell  
NOTARY PUBLIC FOR IDAHO  
RESIDING IN Nampa, IDAHO

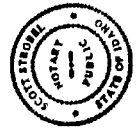
## ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF ADA ) S S

ON THIS 27<sup>th</sup> DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MERVIN C. NELSON, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF THE NELSON FAMILY TRUST, THE TRUST THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

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

07/28/07  
MY COMMISSION EXPIRES



Scott Bell  
NOTARY PUBLIC FOR IDAHO  
RESIDING IN Nampa, IDAHO

**Bailey Engineering, Inc.**  
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PX 90 pg 10507

### SPRINGBROOK SUBDIVISION

#### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 10<sup>th</sup> DAY OF August 2004



*John A. ...*  
CHAIRMAN

#### 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 COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



*John E. ...*  
COUNTY SURVEYOR

#### APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, BOISE CITY ENGINEER, HEREBY STATE THAT THE CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS SUBDIVISION.

*David ...*  
CITY ENGINEER



*... by Mary ...*  
COUNTY TREASURER

10-12-2004  
DATE

#### 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 1<sup>st</sup> DAY OF June 2004, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



*... 12-4-04*  
CITY CLERK, BOISE, IDAHO

#### COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO )  
                          ) S.S.  
COUNTY OF ADA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ... PLAINS AT ... MINUTES PAST ... O'CLOCK P. M. ON THIS 12 DAY OF November, 2004, IN BOOK 96 OF PLATS AT PAGES 10507-10511. INSTRUMENT NO. 10507-10511

*... 11/19/04*  
DEPUTY  
EX-OFFICIO RECORDER

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