

ALLEN LAND SURVEYING, P.C.

23 NORTH STATE STREET
PRESTON, IDAHO 83263
(208)852-2839

BRIAN J. ALLEN, PLS

REVISIONS:

- 1)
 - 2)
 - 3)
- DRAWING NAME: 22018-FINAL-1.DWG
FIELD WORK BY: BJA
OFFICE WORK BY: BJA
FIELD BOOK: N/A

RECORDING INFORMATION

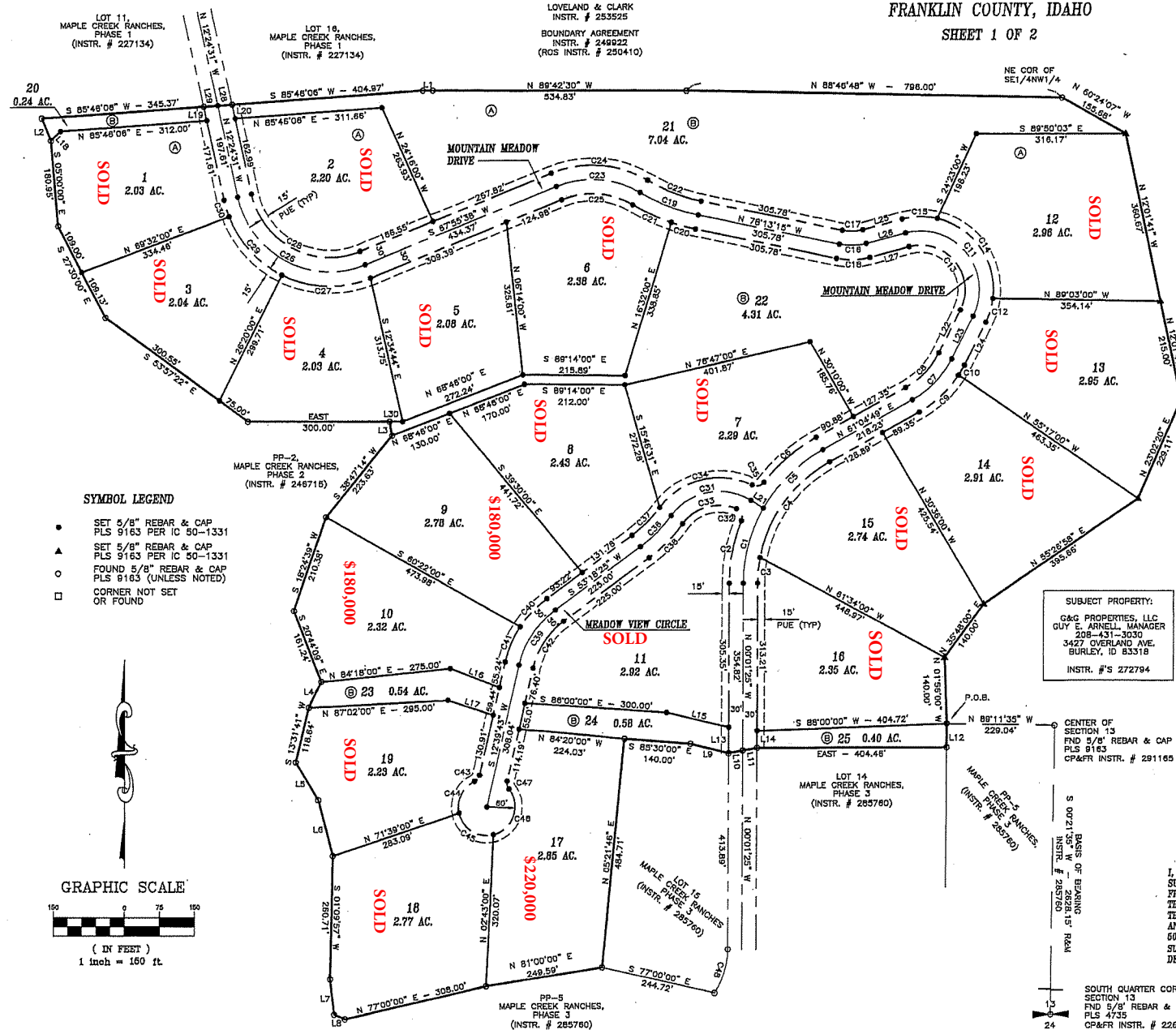
RECORDING NUMBER:
DATE & TIME:
RECORDED FOR: ALLEN LAND SURVEYING, P.C.
RECORDED BY:
COUNTY: FRANKLIN
FEE:

**FINAL PLAT OF:
MAPLE CREEK RANCHES, PHASE 4
LOCATED IN:
SW1/4; NW1/4; NE1/4 OF SECTION 13
TOWNSHIP 16 SOUTH,
RANGE 40 EAST,
BOISE MERIDIAN,
FRANKLIN COUNTY, IDAHO**

SHEET 1 OF 2

PURSUANT TO
IDAHO CODE TITLE 50, CHAPTER 13,
AND
IDAHO CODE TITLE 55, CHAPTER 15,

FRANKLIN COUNTY MAKES NO GUARANTEE OF THE AVAILABILITY OF CULINARY WATER OR THE SUITABILITY OF THESE LOTS FOR A SEPTIC SYSTEM.



SUBDIVISION NOTES:

- 1) INTENDED USE: RESIDENTIAL SINGLE FAMILY / AGRICULTURAL
- 2) CURRENT USAGE: AGRICULTURE ADJOINERS: AG/RES
- 3) TOTAL ACREAGE: 88.24 ACRES
- 4) ACREAGE TO BE DEDICATED AS PUBLIC STREETS: 5.88 ACRES.
- 5) ACREAGE CONTAINED IN PRESERVATION PARCELS: 13.11 AC.
- 6) LOTS 20, 21, 22, 23, 24, 25 ARE PRESERVATION PARCELS AND ARE NOT ELIGIBLE FOR RESIDENTIAL BUILDING PERMITS.
- 7) SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
- 8) CULINARY WATER: INDIVIDUAL WELLS
- 9) STORM WATER RETENTION: ON SITE
- 10) PUBLIC UTILITY AND COUNTY ROAD SLOPE EASEMENTS ARE 15 FEET ALONG THE PUBLIC STREETS AS SHOWN HEREON. LOTS 20 THRU 25 (ALL PRESERVATION PARCELS) ARE SUBJECT TO ALL REASONABLE AND NECESSARY PUBLIC UTILITY AND ROAD SLOPE EASEMENTS.
- 11) LOTS AS LISTED ON THE ROAD SLOPE EASEMENT TABLE ARE SUBJECT TO ADDITIONAL ROAD SLOPE EASEMENTS AS NECESSARY FOR THE COUNTY ROAD, NOT TO EXCEED THE WIDTHS (FROM RIGHT OF WAY LINE) AS SHOWN ON SAID TABLE. NO PERMANENT STRUCTURES ARE ALLOWED WITH THE PUBLIC UTILITY AND ROAD SLOPE EASEMENTS.

ROAD SLOPE EASEMENT TABLE

LOT #	EASEMENT WIDTH (FT) AS MEASURED FROM RIGHT OF WAY
6	20
12	24
13	24
14	20
15	20
16	20
18	20
19	20

ADDITIONAL NOTES:

- Ⓐ LOTS 1, 2, 12, 20, AND 21: UNDERGROUND CITY OR PRIVATE WATER LINES MAY BE ENCOUNTERED IN THESE LOTS. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN 30 FEET OF THE EXISTING CITY WATER LINE. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN 15' OF AN EXISTING PRIVATE CULINARY WATER LINE. IT IS THE LOT OWNERS RESPONSIBILITY TO FIELD VERIFY THE LOCATION(S) OF ANY EXISTING CULINARY WATER LINES PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURE.
- Ⓑ LOTS 20, 21, 22, 23, 24, 25 ARE PRESERVATION PARCELS AND SHALL BE COMMONLY OWNED AS PROVIDED IN IDAHO CODE TITLE 55, CHAPTER 15.

LINE LEGEND

—————	PROPERTY LINE
—————	ROAD CENTERLINE
—————	ROAD RIGHT OF WAY
—————	PUBLIC UTILITY AND ROAD SLOPE EASEMENT

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE MAPLE CREEK RANCHES, PHASE 4 SUBDIVISION, CONTAINING 19 RESIDENTIAL LOTS, 6 PRESERVATION PARCELS (LOTS 20-25), PUBLIC STREETS, AND PUBLIC UTILITY AND ROAD SLOPE EASEMENTS (PUE).

THE WESTERLY PORTION OF THE NORTH BOUNDARY IS THE SOUTH BOUNDARY OF MAPLE CREEK RANCHES, PHASE 1 SUBDIVISION (INSTR. # 227134). THE EASTERLY PORTION OF THE NORTH BOUNDARY IS AS DEFINED ON ROS INSTR. # 250410 & BOUNDARY AGREEMENT INSTR. # 249822). THE WEST BOUNDARY IS THE EAST BOUNDARY OF MAPLE CREEK RANCHES, PHASE 2 (INSTR. # 246715). THE SOUTH BOUNDARY IS NORTH BOUNDARY OF MAPLE CREEK RANCHES, PHASE 3 (INSTR. # 285760). THE EAST BOUNDARY IS AS DIRECTED BY THE CLIENT.

REFERENCE SURVEYS (INSTR. #S): 250410, 289998, 227134, 246715, 248802, 289780.

ALL DOCUMENTS, REFERENCES, LINES, SYMBOLS, NOTES, DESCRIPTIONS, ANNOTATIONS, LABELS, ETC., SHOWN OR REFERENCED HEREON, ARE TO BE INCLUDED AS PART OF THIS NARRATIVE.

SURVEYOR'S CERTIFICATE

I, BRIAN J. ALLEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT WAS DRAWN FROM A SURVEY PERFORMED UNDER MY DIRECTION AND CONTROL, AND THAT IT IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND THAT IT CONFORMS TO APPLICABLE IDAHO CODES RELATING TO PLATS AND SURVEYS. I FURTHER STATE THAT IN COMPLIANCE WITH I.C. 50-1331 AND 60-1333 THAT THE INTERIOR MONUMENTS WITHIN THIS SUBDIVISION (AS NOTED HEREON BY SYMBOLS) WILL BE SET PRIOR TO DECEMBER 1, 2023.



SUBJECT PROPERTY:
GAC PROPERTIES, LLC
GUY E. ARNELL, MANAGER
208-431-3030
3427 OVERLAND AVE.
BURLEY, ID 83318
INSTR. #S 272784

LOT 25 0.40 AC.
S 85°00'00" W - 404.72'
EAST - 404.48'

LOT 14
MAPLE CREEK RANCHES,
PHASE 3
(INSTR. # 285780)

LOT 15
MAPLE CREEK RANCHES,
PHASE 3
(INSTR. # 285780)

LOT 16
MAPLE CREEK RANCHES,
PHASE 3
(INSTR. # 285780)

LOT 17
MAPLE CREEK RANCHES,
PHASE 3
(INSTR. # 285780)

LOT 18
MAPLE CREEK RANCHES,
PHASE 3
(INSTR. # 285780)

LOT 19
MAPLE CREEK RANCHES,
PHASE 3
(INSTR. # 285780)

SYMBOL LEGEND

- SET 5/8" REBAR & CAP PLS 9163 PER IC 50-1331
- ▲ SET 5/8" REBAR & CAP PLS 9163 PER IC 50-1331
- FOUND 5/8" REBAR & CAP PLS 9163 (UNLESS NOTED)
- CORNER NOT SET OR FOUND

GRAPHIC SCALE



(IN FEET)
1 inch = 160 ft.