

REPLAT OF A PORTION OF SYRINGA SPRINGS PHASE 2, BLOCK 2 LOTS 1-16, AS RECORDED IN PAYETTE COUNTY BOOK 6, PAGE 76

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 8 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF FRUITLAND, PAYETTE COUNTY, IDAHO

2007



SCALE = 1" = 80'
18"x27" ONLY



- NOTES:
1. CONTOURS AND ELEVATIONS NOT SHOWN AS NONE CHANGED FROM ORIGINAL PLAT ONLY LOT LINES WERE RELOCATED.
 2. SEWER, WATER AND IRRIGATION PIPING REMAINS THE SAME AS APPROVED ON CONSTRUCTION DRAWINGS WITH ONLY INDIVIDUAL SERVICE LOCATION CHANGING.
 3. ROADWAY DESIGN HAS NOT BEEN CHANGED WITH THIS RE-PLAT.
 4. EASEMENTS ON LOTS TO REMAIN THE SAME AS PREVIOUS 8' SIDES, AND 10' FRONT AND BACK.
 5. LOTS 1-3 BLOCK 2 WERE ELIMINATED IN RE-PLAT PROCESS.

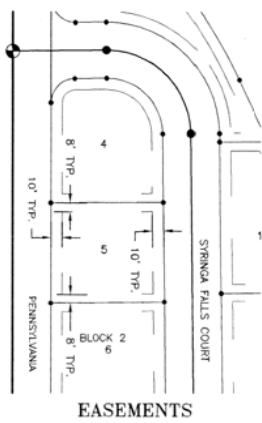
- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - TIE/DETAIL LINE
 - LOT LINE
 - EASEMENT LINE
- FOUND BRASS CAP MONUMENT
 - FOUND 5/8" REBAR
 - FOUND 5/8" REBAR
 - SET BRASS CAP MONUMENT AT CENTERLINE INTERSECTION
 - SET 5/8" REBAR WITH CAP STAMPED "PLS 10558"
 - SET 1/2" REBAR WITH CAP STAMPED "PLS 10558"
 - ▷ CALCULATED POINT - NOTHING SET
 - POB = POINT OF BEGINNING

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	34.01	21.50	90°37'31"	21.74	30.57	N45°18'39"W
C2	157.08	100.00	90°00'00"	100.00	141.42	N45°37'24"W
C3	12.84	110.00	6°41'14"	6.43	12.83	N03°58'01"W
C4	96.07	110.00	50°02'31"	51.34	93.05	N32°19'53"W
C5	22.86	20.00	65°30'02"	12.86	21.64	S89°53'50"W
C6	72.34	50.00	82°53'38"	44.15	66.19	N81°24'22"W
C7	73.33	50.00	84°01'41"	45.04	66.93	N02°03'17"E
C8	42.44	50.00	48°38'17"	22.60	41.18	N68°23'17"E
C9	54.45	50.00	62°23'52"	30.28	51.80	S56°05'39"E
C10	14.24	20.00	40°48'16"	7.44	13.94	S45°17'51"E
C11	44.74	160.00	16°01'17"	22.52	44.59	S57°47'40"E
C12	55.20	160.00	19°45'57"	27.88	54.92	S39°47'20"E
C13	81.79	160.00	29°17'21"	41.81	80.90	S15°16'04"E
C14	78.54	50.00	90°00'00"	50.00	70.71	S45°37'24"E
C15	33.54	21.50	89°22'29"	21.27	30.24	N44°41'21"E
C16	93.52	173.00	30°58'21"	47.93	92.38	S57°10'03"E
C17	126.60	435.00	16°40'32"	63.75	126.16	S33°20'37"E
C18	161.84	253.50	36°34'42"	83.79	159.10	S59°58'13"E
C19	150.03	515.50	16°40'32"	75.55	149.50	S33°20'37"E
C20	117.81	75.00	90°00'01"	75.00	108.07	S45°37'24"E
C21	200.00	135.00	84°52'57"	123.45	182.21	S43°03'52"E

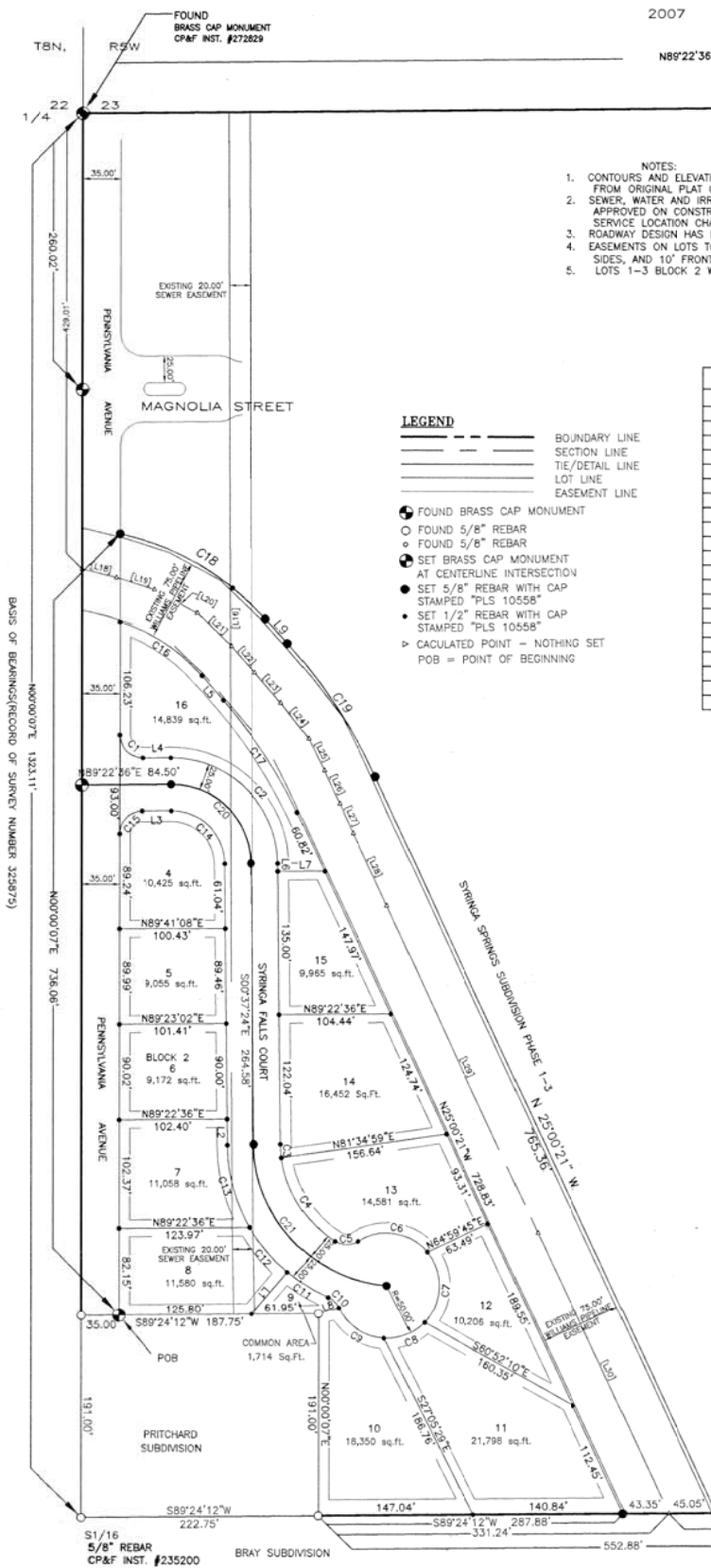
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°48'20"W	52.05'
L2	S00°37'24"E	24.08'
L3	N89°22'36"E	27.95'
L4	N89°22'36"E	26.95'
L5	S41°40'53"E	30.86'
L6	N00°37'24"W	7.54'
L7	N89°41'08"E	43.36'
L8	N73°17'53"E	19.81'
L9	N41°40'53"W	30.86'

COMMON AREAS	
BLOCK	LOT
2	9
2	16

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
[L14]	N01°02'18"W	85.92'
[L15]	N00°14'35"W	402.03'
[L16]	N00°14'23"W	398.77'
[L17]	N00°14'04"W	245.42'
[L18]	S76°00'51"E	32.49'
[L19]	S72°42'15"E	37.95'
[L20]	S61°34'13"E	45.88'
[L21]	S46°26'21"E	45.17'
[L22]	S41°40'53"E	33.08'
[L23]	S40°27'54"E	37.29'
[L24]	S37°44'26"E	42.31'
[L25]	S26°02'19"E	33.37'
[L26]	S24°59'45"E	34.30'
[L27]	S24°17'32"E	30.52'
[L28]	S25°10'08"E	75.12'
[L29]	S24°58'18"E	339.67'
[L30]	S25°04'34"E	292.45'



EASEMENTS



S1/16
5/8" REBAR
CP&F INST. #235200

SURVEYOR:
DAVID ARANGO
400 S. MAIN STREET
PAYETTE, IDAHO 83661
PHONE: (208) 642-4452

343517

Re-Plat of
Syringa Springs Sub. PH. 2

Seven Oaks Development
L.L.C.
P.O. Box 703
Fruitland, Idaho 83619

REVISIONS	DESCRIPTION	DATE
1	Take/Kevin Shomaker prepared this	03/21/07

BASIC
Engineering, P.C.

239 SW 3rd Street-Fruitland, Id 83619 208-452-2296

343517

REPLAT OF A PORTION OF SYRINGA SPRINGS PHASE 2, BLOCK 2 LOTS 1-16 AS RECORDED IN PAYETTE COUNTY BOOK 6, PAGE 76

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 8 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF FRUITLAND, PAYETTE COUNTY, IDAHO

BASIC ENGINEERING, P.C.
Fruitland, Idaho
2007

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS THAT SEVEN OAKS DEVELOPMENT, LLC, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

The following describes a parcel of real property lying in a portion of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 23, Township 8 North, Range 5 West, Boise Meridian, Payette County, Idaho, being more particularly described as follows:

Commencing at a found 5/8" rebar located on the west line of said Section 23, said rebar being the northwest property corner of Lot 3 of the Pritchard Subdivision;
THENCE, N89°24'12"E, 35.00' to the easterly right of way line of Pennsylvania Avenue, and the POINT OF BEGINNING;
THENCE, along said right of way line, said line being parallel to the west line of NW1/4SW1/4 of said Section 23, N00°00'07"E, 736.06 feet;
THENCE, leaving said west line, 161.84 feet on the arc of a curve to the right, having a radius of 253.50 feet, a central angle of 36°34'42", and being subtended by a chord which bears S59°58'13"E, 159.10 feet ;
THENCE, S41°40'53"E, 30.86 feet;
THENCE, 150.03 feet, on the arc of a tangent curve to the right, having a radius of 515.50 feet, a central angle of 16°40'32", and being subtended by a chord which bears S33°20'37"E, 149.50 feet;
THENCE, S25°00'21"E, 765.36 feet to the south line of said NW1/4SW1/4;
THENCE, along said south line, S89°24'12"W, 376.28 feet to the southeast corner of the Pritchard Subdivision;
THENCE, along the east line of said subdivision N00°00'07"E, 191.00 feet to the northeast corner of the Pritchard Subdivision;
THENCE, along the north line of said subdivision, S89°24'12"W, 187.75 feet to the POINT OF BEGINNING.

The above-described parcel of real property contains 6.44 acres, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS SUBDIVISION PLAT. THE PUBLIC UTILITY, DRAINAGE, IRRIGATION AND CABLE TV EASEMENTS AS INDICATED ON SAID PLAT, ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT OF ACCESS TO AND USE OF SAID EASEMENTS AS REQUIRED TO SERVICE ALL LOTS WITHIN THIS PLATTING ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. THE INDIVIDUAL LOTS DESCRIBED IN THE PLAT WILL RECIEVE WATER SERVICE FROM THE CITY OF FRUITLAND, WHICH HAS AGREED, IN WRITING, TO SERVE ALL LOTS. THE LAND WITHIN THIS SUBDIVISION IS NOT EXCLUDED FROM FARMERS CO-OPERATIVE IRRIGATION CO., LTD. AND NOTIFICATION REQUIREMENTS AS PROVIDED BY 31-3805(2) SHALL BE COMPLIED WITH.

Kevin R. Shoemaker
SEVEN OAKS DEVELOPMENT, LLC
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF PAYETTE } SS

ON THIS 9th DAY OF March, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED, Kevin Shoemaker, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF SEVEN OAKS DEVELOPMENT, LLC, AND WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED, TO ME, THAT THEY EXECUTED THE SAME ON BEHALF OF SEVEN OAKS DEVELOPMENT, LLC.

Jackie Ann Sisson
NOTARY PUBLIC
RESIDING AT
05-20-2007
MY COMMISSION EXPIRES



CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Norma A. Peterson
PAYETTE COUNTY TREASURER
DATE 3/16/2007

APPROVALS

WE THE UNDERSIGNED, HEREBY CERTIFY THAT THIS REPLAT OF SYRINGA SPRINGS SUBDIVISION PHASE 2, PORTION OF BLOCK 2, LOTS 1-16, HAS BEEN APPROVED BY EACH OF US AND CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES, AND HERUNTO SET OUR HANDS.

Rick M. ... 3/15/07
CITY ENGINEER, CITY OF FRUITLAND, IDAHO DATE
Bick S. Watkins 3/15/2007
CITY CLERK, CITY OF FRUITLAND, IDAHO DATE
Thomas E. ... 3/15/2007
MAYOR, CITY OF FRUITLAND, IDAHO DATE
Stephen ... 3/15/107
CHAIRPERSON, FRUITLAND CITY PLANNING COMMISSION DATE

APPROVAL OF THE COUNTY ASSESSOR

Robert Mackenzie
PAYETTE COUNTY ASSESSOR
DATE 3-26-2007

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS REGARDING THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL, SIGNED BY THE SOUTHWEST DISTRICT HEALTH DEPARTMENT.

3-13-07
DATE
Robert ...
HEALTH OFFICER

CERTIFICATE OF SURVEYOR

I, DAVID ARCANO, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT IT CONFORMS WITH IDAHO CODE REGARDING SURVEYS AND PLATS.

David Arcano
PROFESSIONAL LAND SURVEYOR
10558
12 MAR 2007
STATE OF IDAHO
DAVID M. ARCANO
LICENSE No. 10558

CERTIFICATE OF PAYETTE COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR OF PAYETTE 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 AND COUNTY ORDINANCES.

David Arcano PLS #10328 3/15/07
PAYETTE COUNTY SURVEYOR

343517

Instrument # 343517
PAYETTE COUNTY
2007-04-02 04:32:00 No. of Pages: 2
Recorded for : BASIC ENGINEERING
BETTY J DRESSEN Fee: 11.00
Ex-Office Recorder Display *Kelley ...*
Index to: SUBDIVISION PLAT

Book 7 Page 3