

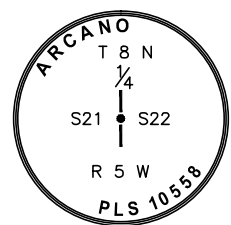
# ~ SYRINGA SPRINGS II ~

WITHIN THE NW<sub>1</sub>/4SW<sub>1</sub>/4 OF SECTION 23,  
TOWNSHIP 8 NORTH, RANGE 5 WEST, BOISE MERIDIAN  
CITY OF FRUITLAND, PAYETTE COUNTY, IDAHO  
MARCH, 2014

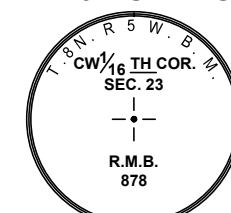
**PRELIMINARY**

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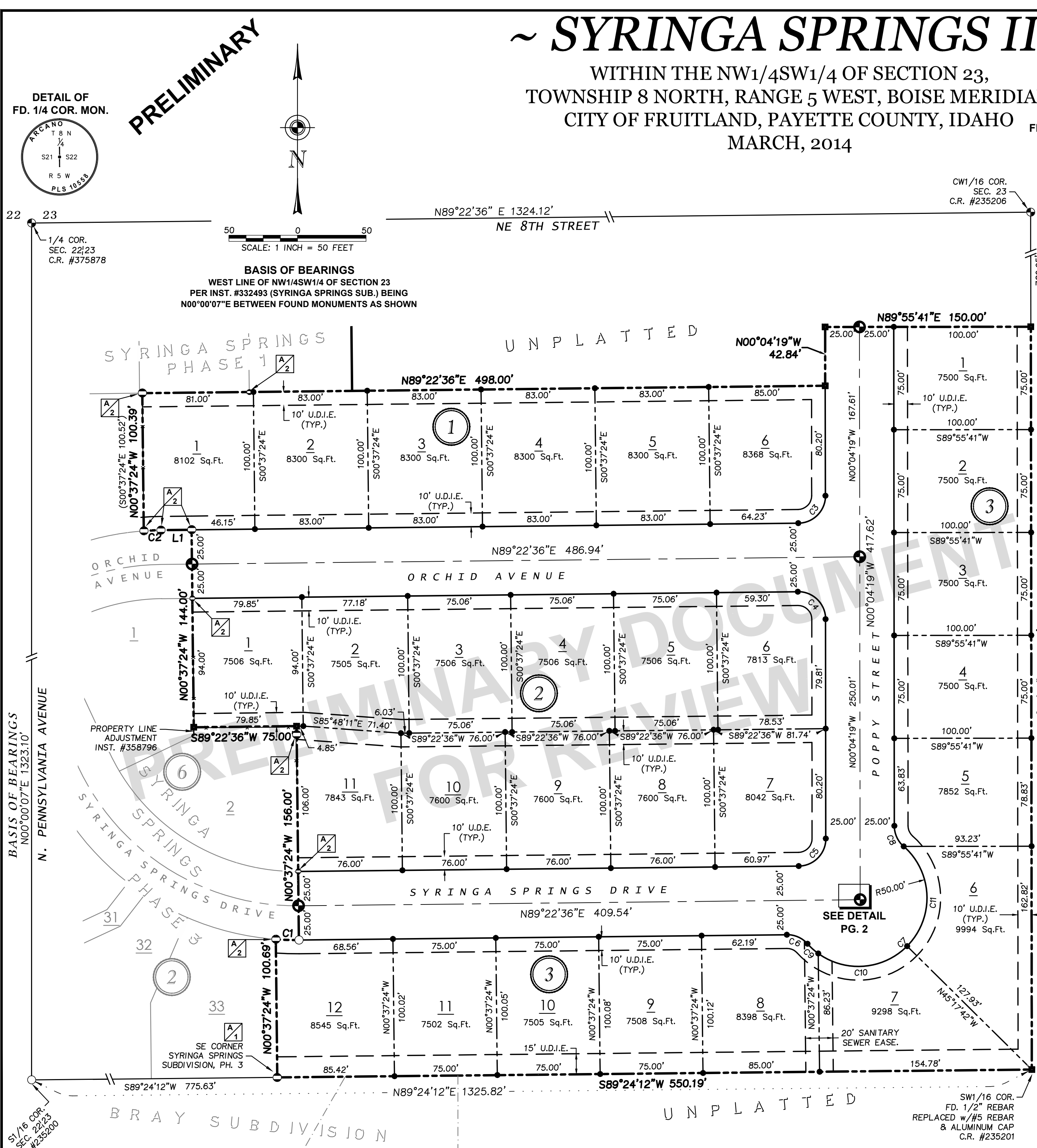
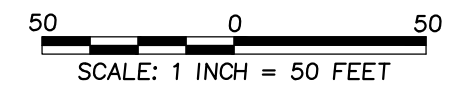
DETAIL OF  
FD. 1/4 COR. MON.



DETAIL OF  
FD. 1/16 COR. MON.



**BASIS OF BEARINGS**  
WEST LINE OF NW<sub>1</sub>/4SW<sub>1</sub>/4 OF SECTION 23  
PER INST. #332493 (SYRINGA SPRINGS SUB.) BEING  
N00°00'07"E BETWEEN FOUND MONUMENTS AS SHOWN

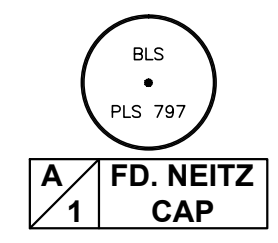


**REFERENCES**

- 1 PLAT OF SYRINGA SPRINGS SUBDIVISION PHASE 1, 2, & 3, INST. #332493 BOOK 6, PAGE 76
- 2 REPLAT OF A PORTION OF SYRINGA SPRINGS PHASE 2, BLOCK 2, LOTS 1-16, INST. #343517 BOOK 7, PAGE 3
- 3 ESTATE DEED INST. #320073
- 4 R.O.S. INST. #325875; BK. 8, P. 23

**LEGEND, ABBREVIATIONS**

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTER LINE
- CALCULATED/TIE LINE
- RECORD MEASUREMENT
- CALCULATED VALUE
- FD. BRASS MON.
- FD. #5 REBAR
- FD. #4 REBAR
- SET BRONZE MON.
- SET #4 REBAR w/CAP
- SET #5 REBAR/AL. CAP
- CALCULATED POINT
- C.R.
- COR.
- FD.
- SEC.
- U.D.I.E.
- CORNER RECORD CORNER FOUND SECTION UTILITY, DRAINAGE, IRRIGATION EASEMENT



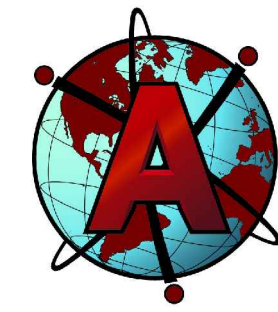
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°22'36"W	22.40'

CURVE TABLE					
C#	LENGTH	RADIUS	DELTA	CH. BEARING	L.C.
C1	16.87'	200.00'	4°50'03"	S88°12'22"E	16.87'
C2	12.46'	200.00'	3°34'10"	S87°35'31"W	12.46'
C3	31.22'	20.00'	89°26'55"	N44°39'09"E	28.15'
C4	31.61'	20.00'	90°33'05"	N45°20'51"W	28.42'
C5	31.22'	20.00'	89°26'55"	N44°39'09"E	28.15'
C6	16.96'	20.00'	48°35'11"	N66°19'48"W	16.46'
C7	162.86'	50.00'	186°37'18"	N44°39'08"E	99.83'
C8	16.96'	20.00'	48°35'10"	S24°21'52"E	16.46'
C9	10.62'	50.00'	12°10'12"	N48°07'19"W	10.60'
C10	70.76'	50.00'	81°05'17"	S85°14'57"W	65.00'
C11	81.47'	50.00'	93°21'47"	S01°58'36"E	72.76'



**NOTES**

- 1) ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION
- 2) MINIMUM BUILDING SETBACK ARE AS SHOWN HEREON. UNLESS OTHERWISE SHOWN HEREON, BUILDING HEIGHTS ARE A MAXIMUM OF 35 FEET WITHOUT A CONDITIONAL USE PERMIT.
- 3) LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF APPROPRIATE HEALTH AUTHORITY AND THE FRUITLAND CITY COUNCIL.
- 4) PROTECTIVE COVENANTS ARE FILED FOR THIS SUBDIVISION AT INSTRUMENT NUMBER 329343, RECORDS OF PAYETTE COUNTY.
- 5) THIS SUBDIVISION RECOGNIZES §22-4503 OF THE IDAHO CODE, RIGHT-TO-FARM ACE WHICH STATE: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEE IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NO NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 6) AREAS LABELED "U.D.I.E." ARE EASEMENTS FOR PUBLIC UTILITIES (POWER, TELEPHONE, CABLE TV), DRAINAGE, AND IRRIGATION INFRASTRUCTURE.



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