

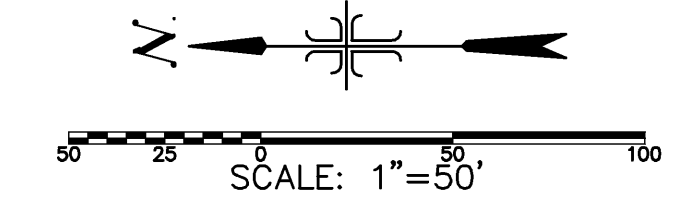
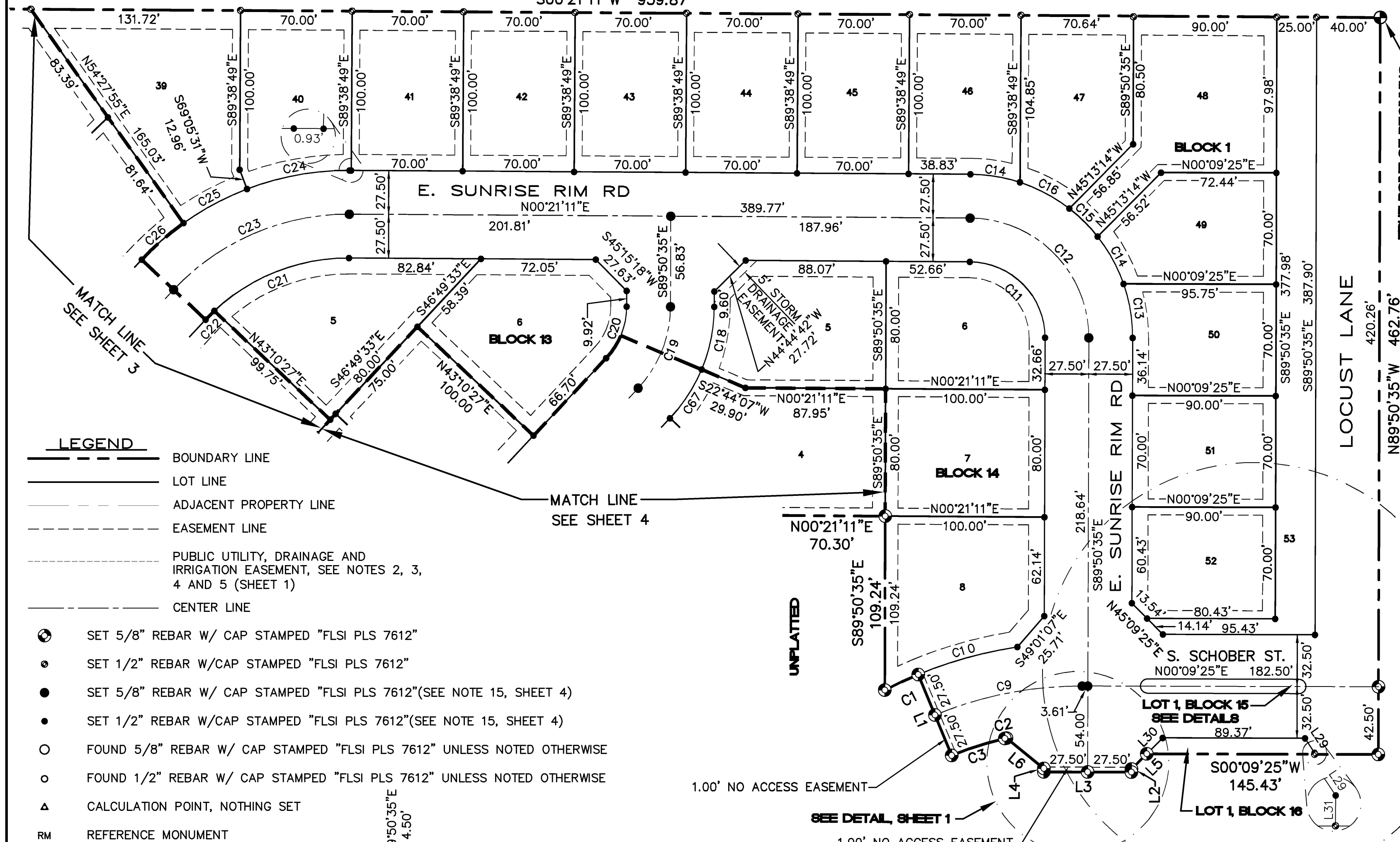
**FINAL PLAT**  
**VISTA RIDGE SUBDIVISION PHASE 2**

A PORTION OF THE SW1/4 OF SECTION 3,  
 TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
 NAMPA, CANYON COUNTY, IDAHO

2005  
 FOX LAND SURVEYS, INC.

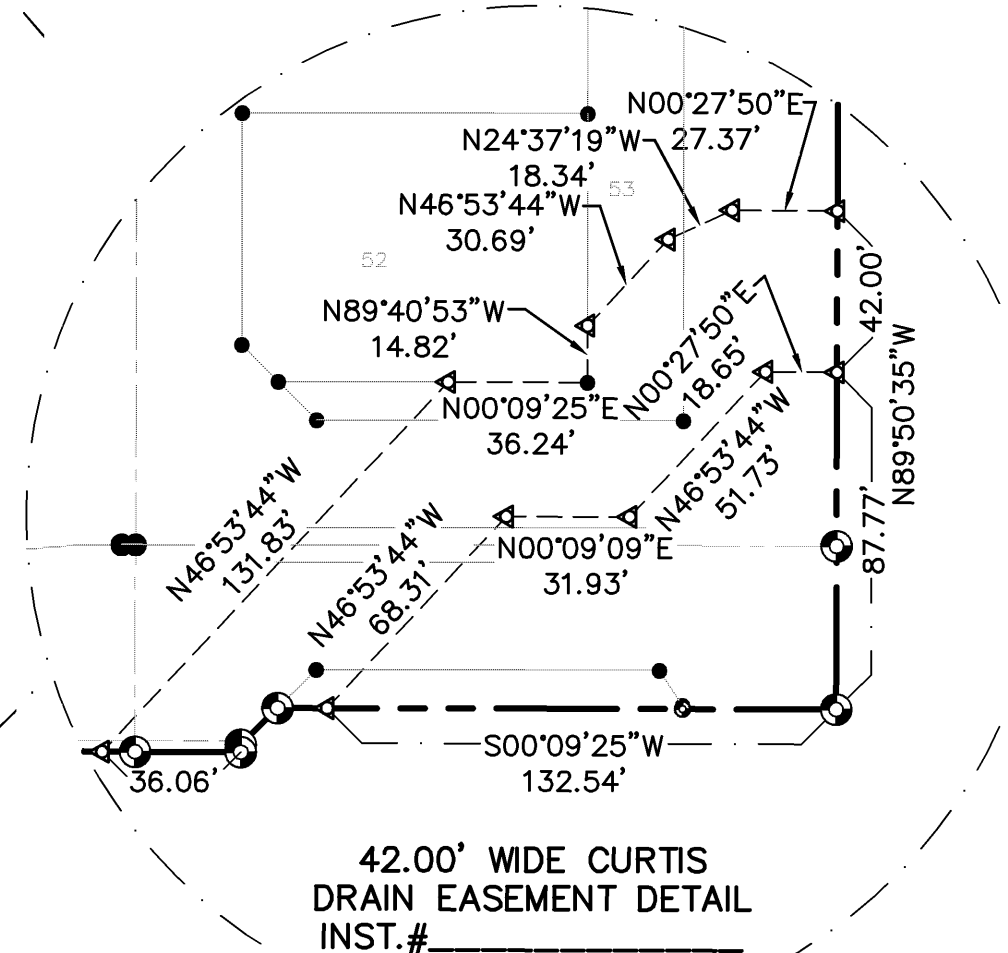
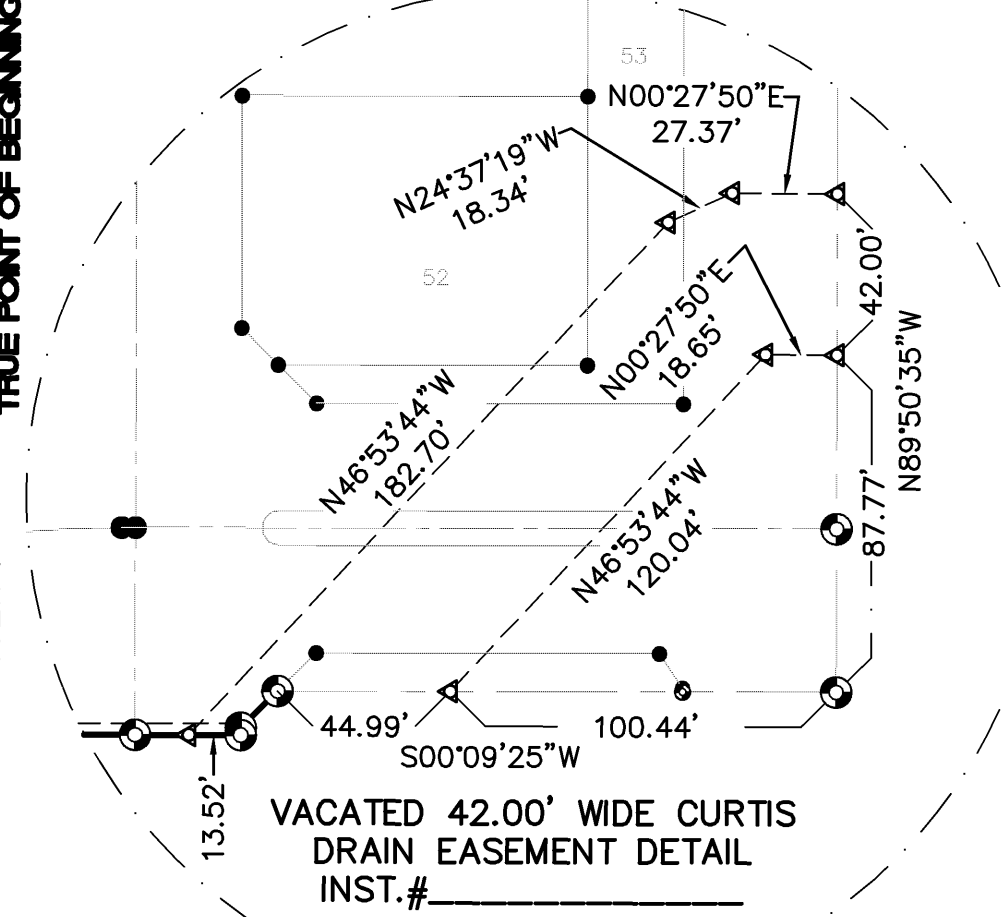
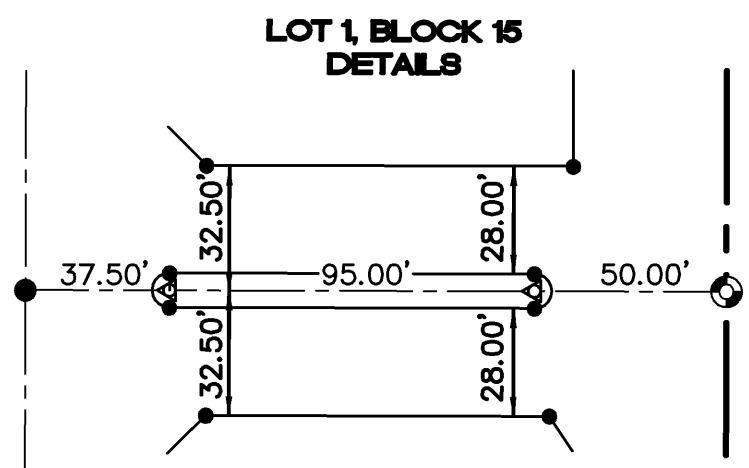
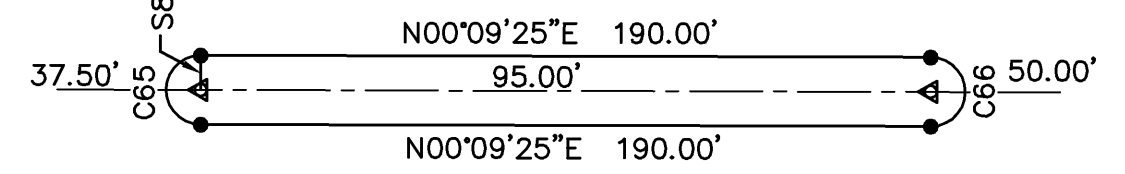
SHIPMAN PLACE SUBDIVISION

S00°21'11"W 959.87'



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE
  - - - PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT, SEE NOTES 2, 3, 4 AND 5 (SHEET 1)
  - CENTER LINE

- SET 5/8" REBAR W/ CAP STAMPED "FLSI PLS 7612"
- SET 1/2" REBAR W/CAP STAMPED "FLSI PLS 7612"
- SET 5/8" REBAR W/ CAP STAMPED "FLSI PLS 7612"(SEE NOTE 15, SHEET 4)
- SET 1/2" REBAR W/CAP STAMPED "FLSI PLS 7612"(SEE NOTE 15, SHEET 4)
- FOUND 5/8" REBAR W/ CAP STAMPED "FLSI PLS 7612" UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR W/ CAP STAMPED "FLSI PLS 7612" UNLESS NOTED OTHERWISE
- ▲ CALCULATION POINT, NOTHING SET
- RM REFERENCE MONUMENT
- WC WITNESS CORNER, PROPERTY CORNER MONUMENT SET 1.00' BACK ALONG THE SIDE PROPERTY LINE, OR ON A RADIAL LINE WHEN NOT REFERENCING A COMMON PROPERTY CORNER, UNLESS NOTED OTHERWISE.



SEE DETAIL, SHEET 1

SEE CURTIS DRAIN EASEMENT DETAILS



NOTE: SEE SHEET 4 FOR CURVE AND LINE TABLE AND NOTES.

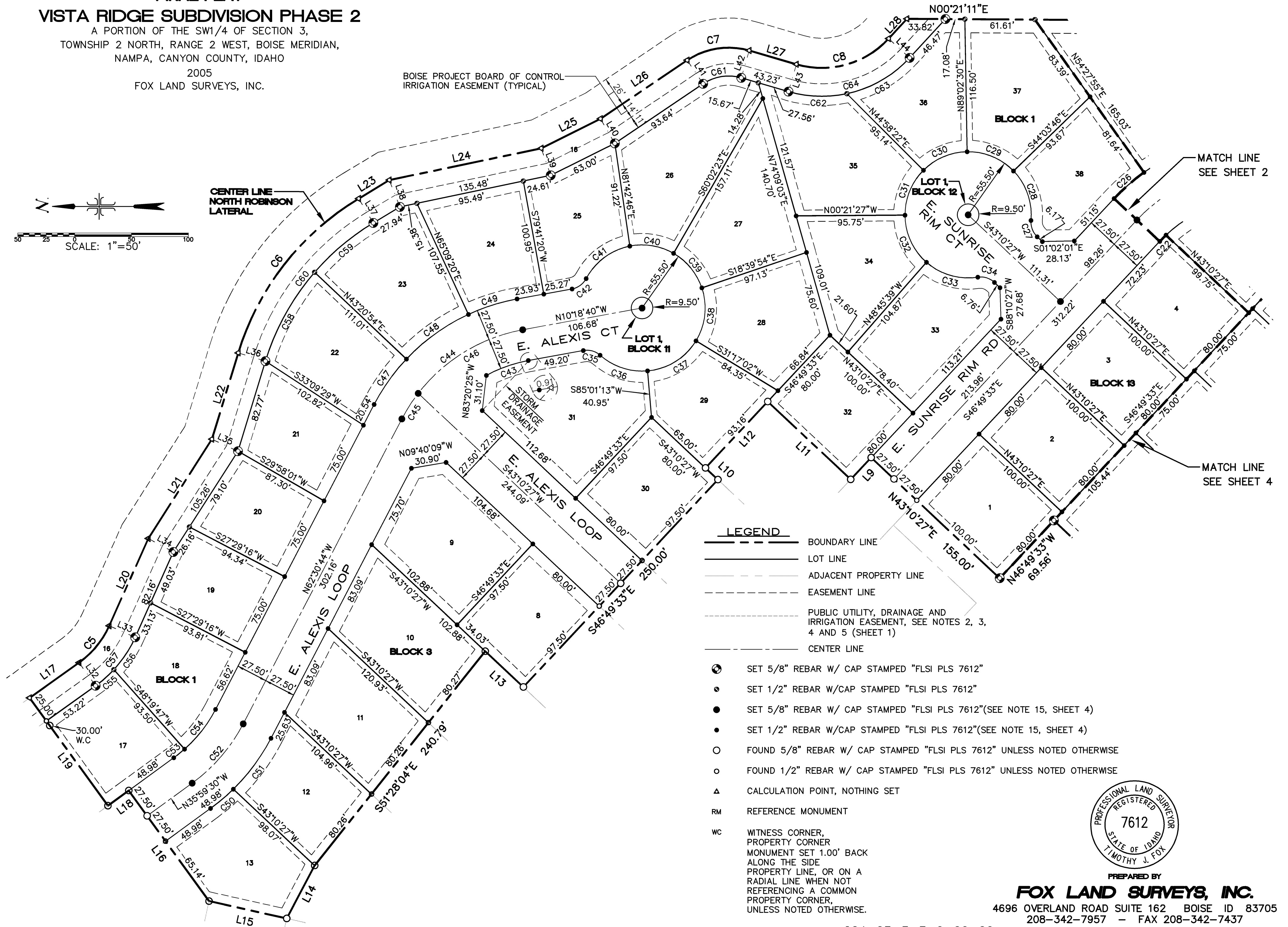
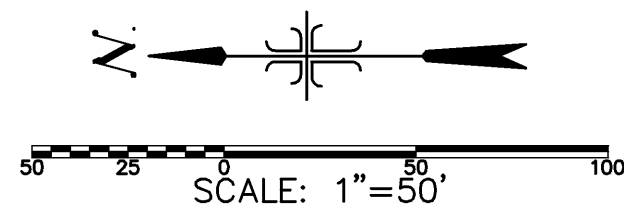
224-03-3-3-0-00-00  
 INDEX# 224-03-3-4-0-00-00

PREPARED BY  
**FOX LAND SURVEYS, INC.**  
 4696 OVERLAND ROAD SUITE 162 BOISE ID 83705  
 208-342-7957 - FAX 208-342-7437

**FINAL PLAT**  
**VISTA RIDGE SUBDIVISION PHASE 2**

A PORTION OF THE SW1/4 OF SECTION 3,  
 TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
 NAMPA, CANYON COUNTY, IDAHO  
 2005  
 FOX LAND SURVEYS, INC.

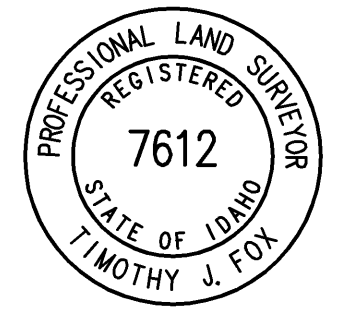
BOISE PROJECT BOARD OF CONTROL  
 IRRIGATION EASEMENT (TYPICAL)



**LEGEND**

	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT, SEE NOTES 2, 3, 4 AND 5 (SHEET 1)
	CENTER LINE

- SET 5/8" REBAR W/ CAP STAMPED "FLSI PLS 7612"
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- CALCULATION POINT, NOTHING SET
- REFERENCE MONUMENT
- WITNESS CORNER, PROPERTY CORNER MONUMENT SET 1.00' BACK ALONG THE SIDE PROPERTY LINE, OR ON A RADIAL LINE WHEN NOT REFERENCING A COMMON PROPERTY CORNER, UNLESS NOTED OTHERWISE.



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NOTE: SEE SHEET 4 FOR CURVE AND LINE TABLE AND NOTES.

224-03-3-3-0-00-00  
 INDEX# 224-03-3-4-0-00-00

ACAD DWG. FILE 330FP-PH2(4-25-05) SHEET 3 OF 6

**FINAL PLAT**  
**VISTA RIDGE SUBDIVISION PHASE 2**

A PORTION OF THE SW1/4 OF SECTION 3,  
TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
NAMPA, CANYON COUNTY, IDAHO

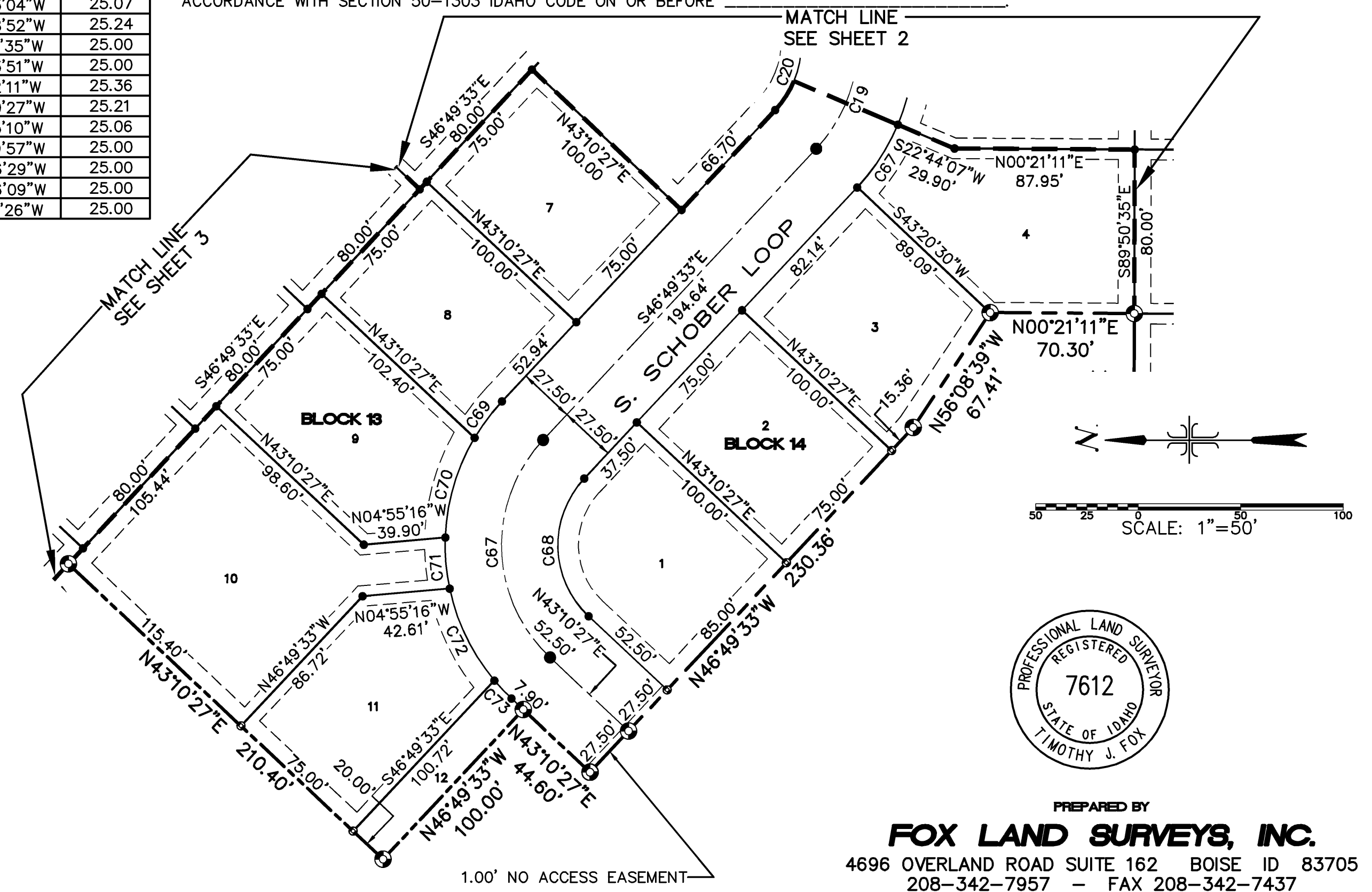
2005  
FOX LAND SURVEYS, INC.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	267.50	4°57'35"	23.16	11.58	N24°57'15"W	23.15
C2	20.00	3°03'51"	1.07	0.53	N11°29'30"W	1.07
C3	212.50	9°27'02"	35.05	17.57	N17°44'56"W	35.01
C4						
C5	80.00	30°20'43"	42.37	21.69	S50°42'40"E	41.88
C6	240.00	42°00'28"	175.96	92.15	S52°01'11"E	172.05
C7	65.00	50°13'35"	56.98	30.47	S08°53'16"E	55.17
C8	80.00	63°32'02"	88.71	49.54	S15°32'33"E	84.23
C9	240.00	22°37'52"	94.80	48.02	N11°09'31"W	94.18
C10	267.50	13°52'47"	64.80	32.56	N15°32'04"W	64.64
C11	47.50	89°48'14"	74.45	47.34	N45°15'18"E	67.06
C12	75.00	89°48'14"	117.55	74.74	N45°15'18"E	105.88
C13	102.50	19°17'22"	34.51	17.42	N80°30'44"E	34.35
C14	102.50	19°05'00"	34.14	17.23	N61°19'33"E	33.98
C15	102.50	14°00'34"	25.06	12.59	N44°46'46"E	25.00
C16	102.50	19°43'10"	35.28	17.81	N27°54'54"E	35.10
C17	102.50	17°42'08"	31.67	15.96	N09°12'15"E	31.54
C18	102.50	22°34'42"	40.39	20.46	S78°33'14"E	40.13
C19	75.00	43°01'02"	56.31	29.56	S68°20'04"E	55.00
C20	47.50	22°34'42"	18.72	9.48	S78°33'14"E	18.60
C21	122.50	43°32'28"	93.09	48.92	N21°25'03"W	90.87
C22	122.50	3°38'16"	7.78	3.89	N45°00'25"W	7.78
C23	150.00	47°10'44"	123.51	65.50	N23°14'11"W	120.05
C24	177.50	21°15'40"	65.87	33.32	N10°16'39"W	65.49
C25	177.50	14°37'36"	45.31	22.78	N28°13'17"W	45.19
C26	177.50	11°17'28"	34.98	17.55	N41°10'49"W	34.92
C27	17.50	51°56'37"	15.87	8.52	S69°08'46"W	15.33
C28	55.50	49°10'50"	47.64	25.40	N70°31'39"E	46.19
C29	55.50	46°53'44"	45.43	24.07	N22°29'22"E	44.17
C30	55.50	44°04'08"	42.69	22.46	N22°59'34"W	41.64
C31	55.50	45°19'49"	43.91	23.18	N67°41'32"W	42.77
C32	55.50	48°24'12"	46.89	24.94	S65°26'27"W	45.50
C33	55.50	50°00'30"	48.44	25.89	S16°14'06"W	46.92
C34	17.50	51°56'36"	15.87	8.52	N17°12'09"E	15.33
C35	17.50	51°56'37"	15.87	8.52	N15°39'38"E	15.33
C36	55.50	46°36'44"	45.15	23.91	S18°19'35"W	43.92
C37	55.50	53°44'11"	52.05	28.12	S31°50'53"E	50.17
C38	55.50	49°56'56"	48.38	25.85	S83°41'26"E	46.87
C39	55.50	41°22'29"	40.08	20.96	N50°38'51"E	39.21
C40	55.50	41°10'27"	39.88	20.85	N09°22'24"E	39.03
C41	55.50	51°02'27"	49.44	26.50	N36°44'03"W	47.82
C42	17.50	51°56'37"	15.87	8.52	S36°16'58"E	15.33
C43	122.50	18°22'26"	39.28	19.81	N19°29'53"W	39.12
C44	150.00	52°12'04"	136.66	73.49	N36°24'42"W	131.98
C45	150.00	10°11'47"	26.69	13.38	N57°24'51"W	26.66
C46	150.00	42°00'18"	109.97	57.59	N31°18'49"W	107.52
C47	177.50	15°51'38"	49.14	24.73	N54°34'55"W	48.98
C48	177.50	21°48'26"	67.56	34.19	N35°44'53"W	67.15
C49	177.50	14°32'00"	45.02	22.63	N17°34'40"W	44.90
C50	177.50	8°27'54"	26.22	13.14	S40°13'27"E	26.20
C51	177.50	18°03'20"	55.94	28.20	S53°29'04"E	55.70
C52	150.00	26°31'14"	69.43	35.35	S49°15'07"E	68.81
C53	122.50	4°06'13"	8.77	4.39	S39°37'07"E	8.77
C54	122.50	20°50'31"	44.56	22.53	S52°05'29"E	44.32
C55	105.00	11°41'00"	21.41	10.74	S41°22'50"E	21.37
C56	105.00	18°39'41"	34.20	17.25	S56°33'10"E	34.05
C57	105.00	30°20'43"	55.61	28.47	S50°42'40"E	54.96
C58	215.00	23°57'37"	89.91	45.62	N61°02'36"W	89.26
C59	215.00	18°02'51"	67.72	34.14	N40°02'22"W	67.44
C60	215.00	42°00'28"	157.63	82.55	N52°01'11"W	154.13
C61	40.00	50°13'35"	35.06	18.75	N08°53'15"W	33.95
C62	105.00	28°21'39"	51.97	26.53	S02°02'42"W	51.45
C63	105.00	35°10'28"	64.46	33.28	S29°43'20"E	63.45
C64	105.00	63°32'05"	116.43	65.02	S15°32'32"E	110.56
C65	4.50	180°00'00"	14.14		N89°50'35"W	9.00
C66	4.50	180°00'00"	14.14		N89°50'35"W	9.00
C67	102.50	20°26'20"	36.56	18.48	N57°02'43"W	36.37
C68	47.50	90°00'00"	74.61	47.50	S88°10'27"W	67.18
C69	102.50	12°25'50"	22.24	11.16	N53°02'28"W	22.19
C70	102.50	28°39'36"	51.27	26.18	N73°35'11"W	50.74
C71	102.50	14°00'34"	25.06	12.59	S85°04'44"W	25.00
C72	102.50	28°07'05"	50.30	25.67	S64°00'54"W	49.80
C73	102.50	6°46'55"	12.13	6.07	S46°33'55"W	12.13

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°31'33"E	55.00
L2	S89°50'35"E	1.93
L3	N00°09'25"E	55.00
L4	S89°50'35"E	2.16
L5	N44°50'35"W	13.54
L6	N39°01'45"E	30.20
L7		
L8		
L9	N46°49'33"W	26.32
L10	S43°10'27"E	15.00
L11	N43°10'27"E	100.00
L12	N46°49'33"W	80.00
L13	N43°10'27"E	45.97
L14	N62°11'09"W	52.63
L15	N12°34'20"E	70.00
L16	N54°00'30"E	120.14
L17	S35°32'20"E	53.42
L18	N35°59'30"W	22.65
L19	N54°00'30"E	117.05
L20	S65°53'01"E	84.03
L21	S57°20'51"E	103.68
L22	S73°01'25"E	79.33
L23	S31°06'09"E	31.48
L24	S11°49'28"E	136.51
L25	S26°29'38"E	58.14
L26	S34°00'03"E	92.00
L27	S16°13'31"W	43.23
L28	S47°18'34"E	23.69
L29	N56°18'29"E	10.89
L30	N44°50'35"W	14.14
L31	N89°50'35"W	0.96
L32	S54°27'41"W	25.00
L33	S24°06'59"W	25.00
L34	S28°23'04"W	25.07
L35	S24°48'52"W	25.24
L36	S16°58'35"W	25.00
L37	S58°53'51"W	25.00
L38	S68°32'11"W	25.36
L39	S70°50'27"W	25.21
L40	S59°45'10"W	25.06
L41	S55°59'57"W	25.00
L42	N73°46'29"W	25.00
L43	N73°46'09"W	25.00
L44	S42°41'26"W	25.00

**NOTES:**

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION USE.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET CONTIGUOUS TO AND PARALLEL WITH ROAD RIGHTS-OF-WAY. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD SURFACE DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT. ANY SPECIAL EASEMENTS ARE SHOWN ON THE PLAT. UNLESS DIMENSIONED OTHERWISE.
- EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED OR DIMENSIONED.
- AN EIGHT (8) FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT SHALL BE PROVIDED ADJACENT TO AND PARALLEL WITH ALL INTERIOR REAR YARD LOT LINES (UNLESS DIMENSIONED OTHERWISE).
- A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT SHALL BE PROVIDED ALONG ALL EXTERIOR BOUNDARIES WHERE NO EASEMENT EXISTS ON THE ADJOINING PROPERTY, OTHERWISE THE EASEMENT SHALL BE EIGHT (8) FEET IN WIDTH (UNLESS DIMENSIONED OTHERWISE).
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF NAMPA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- DIRECT LOT ACCESS FROM LOCUST LANE IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY THE CITY OF NAMPA.
- DEVELOPER HEREBY GRANTS A NON-EXCLUSIVE EASEMENT OVER AND ACROSS LOT 16, BLOCK 1 OF VISTA RIDGE TO THE BOISE PROJECT BOARD OF CONTROL, FOR INGRESS TO AND EGRESS FROM THE ROBINSON LATERAL, FOR PURPOSES OF INSPECTING, REPAIRING AND MAINTAINING THE LATERAL AND THE ADJACENT SOUTHWESTERLY BANK AND ACCESS ROAD ON LOT 16, BLOCK 1.
- LOT 16 & LOT 53, BLOCK 1; LOT 1, BLOCK 11; LOT 1, BLOCK 12; LOT 12, BLOCK 13; LOT 1, BLOCK 15 AND LOT 1, BLOCK 16 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE VISTA RIDGE HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "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 BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- LOT 53, BLOCK 1; LOT 1, BLOCK 11; LOT 1, BLOCK 12; LOT 12, BLOCK 13, LOT 1, BLOCK 15 AND LOT 1, BLOCK 16 SHALL HAVE A PERMANENT NON-EXCLUSIVE BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION.
- THE SURVEYOR CERTIFIES THAT THE INTERIOR MONUMENTS SHOWN HEREON AS IDENTIFIED IN THE LEGEND SHALL BE SET IN ACCORDANCE WITH SECTION 50-1303 IDAHO CODE ON OR BEFORE \_\_\_\_\_



NOTE: SEE SHEETS 1, 2 AND/OR 3 FOR LEGEND

224-03-3-3-0-00-00  
INDEX# 224-03-3-4-0-00-00

PREPARED BY  
**FOX LAND SURVEYS, INC.**  
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