

FINAL PLAT FOR LAKELAND VILLAGE PHASE 2 SUBDIVISION

SITUATED IN A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 23,
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
GARDEN CITY, ADA COUNTY, IDAHO
2001

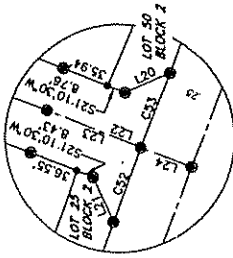
LAKELAND VILLAGE NO. 1 SUBDIVISION BOOK 79 PAGE 8511
BASIS OF BEARING
S89°52'00"E 2644.72'

W. WATERWAY COURT
(PRIVATE)
S89°52'00"E 589.52'00"
CP&F NO. 100087452
S00°36'12"E 69.93'

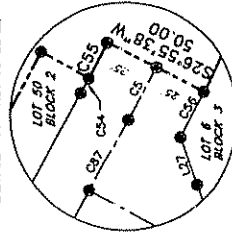
W. HECEIA HEAD DRIVE
S89°52'00"E 956.34'
CP&F NO. 9264869

GENERAL LEGEND

- (GREENBELT) EASEMENT LINE
- BOUNDARY LINE
- ROADWAY CENTER LINE
- INTERIOR LOT LINE
- SECTION LINE
- POINT OF BEGINNING
- FOUND BRASS CAP
- FOUND BRASS CAP
- FOUND 5/8" REBAR
- SET 5/8" REBAR W/CAP LS 6901
- SET 1/2" REBAR W/CAP LS 6901
- WITNESS CORNER SET W/CAP LS 6901
- WITNESS CORNER SET 5/8" REBAR W/CAP LS 6901
- WC
- 48



DETAIL "A" - NOT TO SCALE



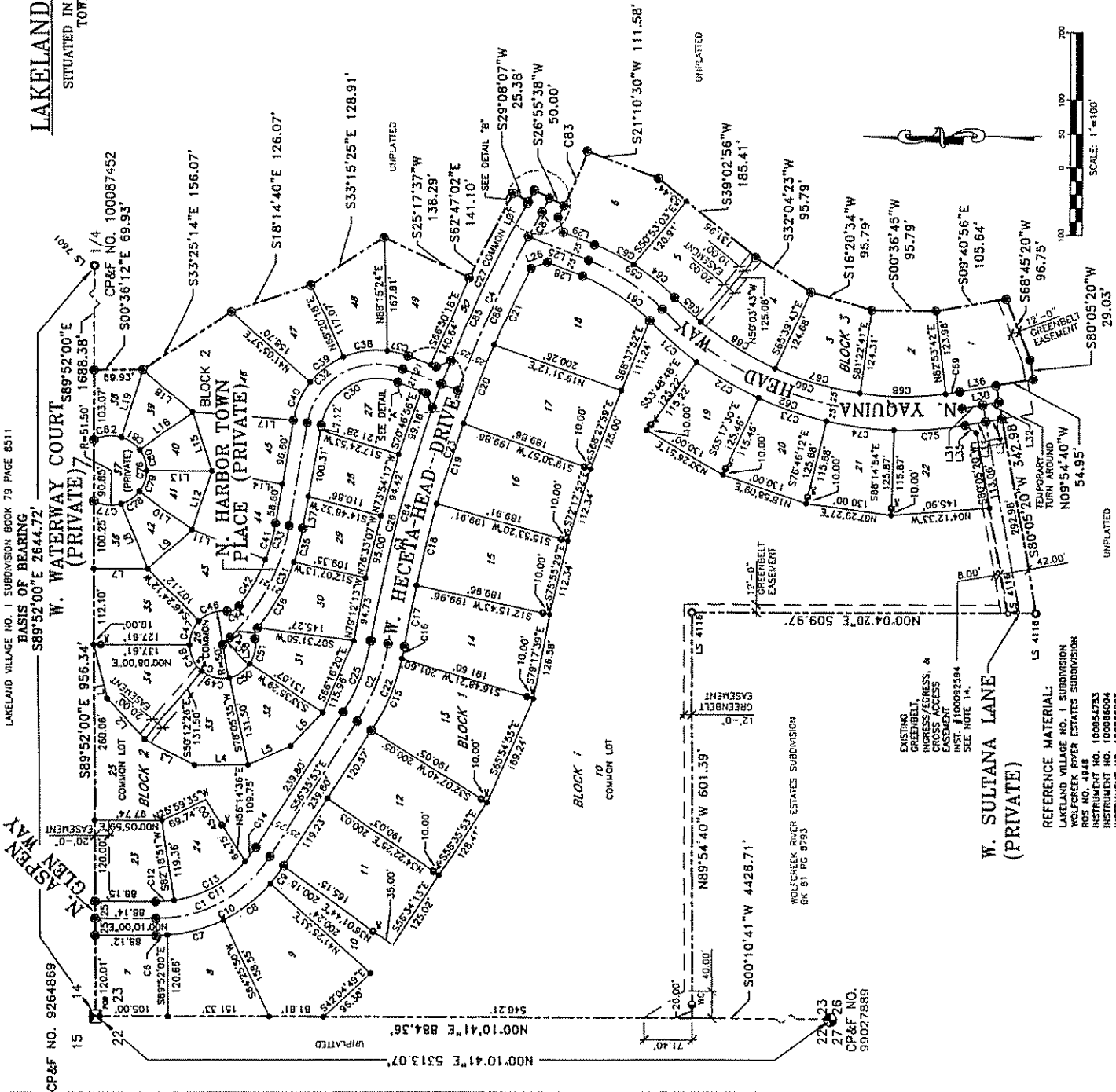
DETAIL "B" - NOT TO SCALE



THE LAND GROUP, INC.
 Landscape Architecture • Site Planning • Professional Planning
 165 S. 20th St., Suite 201, Boise, ID 83725
 Phone: (208) 333-4477 Fax: (208) 333-4445
 Member: A.L.A.

PINNACLE
Engineers, Inc.
 12552 N. Executive Dr., Suite B, Boise, Idaho 83713
 (208) 887-7760

DRAWING C006098_PP.DWG
 SHEET 1 OF 3



W. SULTANA LANE
(PRIVATE)
 N89°54'40"W 601.39'
 S00°10'41"W 4428.71'
 UNPLATED

EXISTING GREENBELT, INGRESS/EGRESS, & CROSS ACCESS EASEMENT SEE NOTE 14.

REFERENCE MATERIAL:
 LAKELAND VILLAGE NO. 1 SUBDIVISION
 WOLF CREEK RIVER ESTATES SUBDIVISION
 ROS NO. 4948
 INSTRUMENT NO. 100087453
 INSTRUMENT NO. 100087454
 INSTRUMENT NO. 100086805

FINAL PLAT FOR LAKELAND VILLAGE PHASE 2 SUBDIVISION

SITUATED IN A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 23,
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
GARDEN CITY, ADA COUNTY, IDAHO
2001

NOTES

1. All lots are hereby designated as having a permanent public utilities, drainage and irrigation easement over the ten (10) feet of each lot contiguous to and parallel with road right-of-way and the subdivision boundary. However, this shall not preclude the construction of proper hard surface driveways for access to each individual lot. Special easements as shown.
2. Each side of common lot lines have a five (5) foot permanent public utilities, irrigation and drainage easement.
3. Minimum building setback lines shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required, or as shown on this plat.
4. Any subdivision of this plat shall comply with the applicable zoning and subdivision regulations in effect at the time of the subdivision or as allowed by conditional use.
5. Developer and/or Owner(s) to comply with Idaho Code, Section 31-3805 concerning irrigation use.
6. All private roads and driveways are hereby designated as having a permanent utilities easement.
7. Lot 26, Block 2 is reserved for private road, utilities, drainage, and landscaped common areas, and as an ingress/egress easement for lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 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PLAT OF LAKELAND VILLAGE PHASE 2 SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents, that LAKELAND VILLAGE, LLC an Idaho Limited Liability Co., is the owner of the real property hereafter described:

A. Parcel of land situated in a portion of Government Lots 3 and 4 of Section 23, Township 4 North, Range 1 East, Base Meridian, Garden City, Ada County, Idaho, as shown in a portion of Record of Survey Number 4948 including that land contained in Instrument Number 100066004, and also including a portion of that land contained in Instrument Number 10004750 corrected by Instrument Number 100066005 and described as follows:

BEGINNING at a brass cap monument marking the Section Corner common to Sections 14, 15, 22, and 23, thence along the South line of Lakeland Village, No. 1, as recorded in Book 79 at Page 8511 and along the North line of said Section 23 S89°52'00"E a distance of 956.34 feet to a 5/8 inch rebar from which a 5/8 inch rebar marking the NE corner of said Lot 4 bears S89°52'00"E a distance of 1688.38 feet; thence leaving said North line S00°35'12"E a distance of 69.93 feet to a 5/8 inch rebar; thence S33°25'14"E a distance of 156.07 feet to a 5/8 inch rebar; thence S18°14'40"E a distance of 126.07 feet to a 5/8 inch rebar; thence S33°15'25"E a distance of 128.91 feet to a 5/8 inch rebar; thence S25°17'37"W a distance of 138.29 feet to a 5/8 inch rebar; thence S62°47'02"E a distance of 141.10 feet to a 5/8 inch rebar; thence S29°08'07"W a distance of 25.38 feet to a 5/8 inch rebar; thence along the arc of a curve to the left having a radius of 575.00 feet, a central angle of 01°52'04", an arc length of 18.75 feet, and a chord bearing of S62°07'52"E a distance of 18.74 feet to a 5/8 inch rebar; thence S26°55'38"W a distance of 50.00 feet to a 5/8 inch rebar; thence along the arc of a curve to the left having a radius of 625.00 feet, a central angle of 08°04'40", a length of 88.11 feet, and a chord bearing of S67°06'19"E a distance of 88.04 feet to a 5/8 inch rebar; thence S21°10'30"W a distance of 111.58 feet to a 5/8 inch rebar; thence S39°02'55"W a distance of 185.41 feet to a 5/8 inch rebar; thence S32°04'23"W a distance of 95.79 feet to a 5/8 inch rebar; thence S16°20'34"W a distance of 95.79 feet to a 5/8 inch rebar; thence S00°36'45"W a distance of 95.79 feet to a 5/8 inch rebar; thence S89°45'20"W a distance of 86.75 feet to a 5/8 inch rebar; thence S89°05'20"W a distance of 29.03 feet to a 5/8 inch rebar; thence S89°54'40"W a distance of 44.95 feet to a 5/8 inch rebar; thence S60°05'20"W a distance of 342.98 feet to a 5/8 inch rebar; thence S00°04'20"E a distance of 509.97 feet to a 5/8 inch rebar; thence N89°54'40"W a distance of 801.39 feet to a point on the East line of said Section 23 from which a brass cap marking the SW corner of said Section 23 bears S00°10'41"W a distance of 4428.71 feet; thence along said West line N00°10'41"E a distance of 884.30 feet to the POINT OF BEGINNING.

Said Parcel contains 28.11 acres more or less and is subject to all existing easements and rights-of-ways-of-record or implied.

That it is the intention of the undersigned to and they hereby include said land in this plat. The easements and the private roads indicated on said plat are not dedicated to the public but the right to use said easements is perpetually reserved for public use. The easements and private roads shown on this plat are shown for information only. The easements and private roads created within the limits of said easements. The undersigned, by these presents, dedicate to the public use forever all public streets as shown on this plat. All of the lots in this subdivision will receive water service from the Garden City water system and Garden City which has agreed in writing to serve all lots.

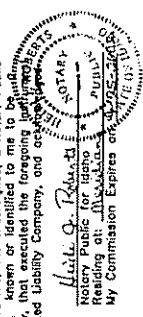
In witness whereof, I have set my hand this 2nd day of March, year of 2011 Lakeland Village, LLC.

Ronald W. Bath Member

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA)

On this 2nd day of March, in the year of 2011, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Ronald W. Bath, known and identified to me to be the member of Lakeland Village, LLC an Idaho Limited Liability Company, that executed the foregoing instrument, and the undersigned, a Notary Public in and for the State of Idaho, and Limited Liability Company, and the undersigned, a Notary Public in and for the State of Idaho, and Limited Liability Company, executed the same.



CERTIFICATE OF SURVEYOR

I, Craig R. McCullough, do hereby certify that I am a Registered 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 supervision and that this plat accurately represents the points thereon and is in conformity with the State of Idaho Code relating to Plats and Surveys.



Craig R. McCullough

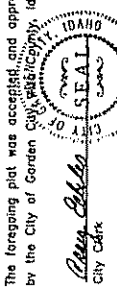
SANITARY RESTRICTIONS
Sanitary restrictions of this plat were approved according to the letter of approval on file with the County Recorder under the conditions of approval, signed by the Central District Health Department.
Health Officer: [Signature]
Date: 1/16/11

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on this 2nd day of March, year of 2011.
ADA COUNTY HIGHWAY DISTRICT
Chairman: [Signature]

APPROVAL OF GARDEN CITY ENGINEER
The foregoing plat was accepted and approved by the City Engineer of Garden City, Ada County, Idaho on this 2nd day of March, year of 2011.

[Signature]
City Engineer 3-2-01-8
PE/L 5466

APPROVAL OF GARDEN CITY COUNCIL
The foregoing plat was accepted and approved this 8th day of March, year of 2011 by the City of Garden City, Idaho. [Signature]



CERTIFICATE OF ADA COUNTY SURVEYOR
I, the undersigned, County Surveyor for Ada County, do hereby certify that I have checked the plat and that it complies with the State of Idaho Code relating to Plats and Surveys.



[Signature]
Ada County Surveyor PE/L 3050

CERTIFICATE OF THE ADA COUNTY TREASURER
This is to certify that 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 certification is valid for the next thirty (30) days only.

[Signature]
Ada County Treasurer
Date: 3-30-11



CERTIFICATE OF ADA COUNTY RECORDER
INSTRUMENT No. 100028988
STATE OF IDAHO) S.S.
COUNTY OF ADA)

I hereby certify that this plat was filed at the request of Lakeland Village, LLC, at 10:00 minutes past 10 o'clock A.M. this 30th day of March, A.D. 2011, in my office and was duly recorded in Book 81 of Plats of Pages 2878 AND 2880.

[Signature]
Deputy Recorder
Ex-officio Recorder

PINNACLE
Engineers, Inc.
870 N. Linder Suite B, Meridian, Idaho 83542
(208) 887-7780