

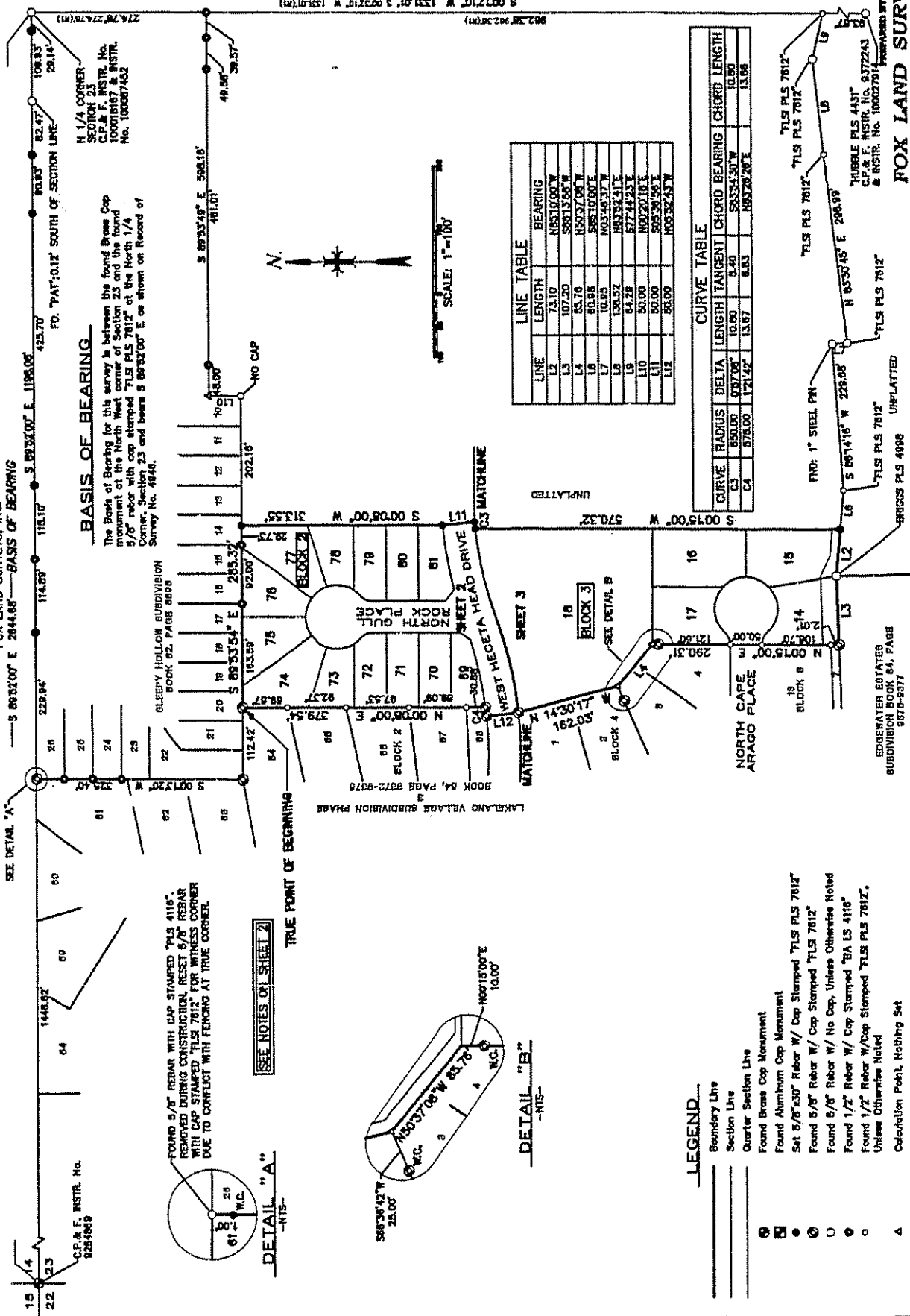
86-9686

FINAL PLAT

LAKELAND VILLAGE SUBDIVISION PHASE 4

A PORTION OF GOVERNMENT LOTS 3 & 4 WITHIN THE NW 1/4 OF SECTION 23
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
GARDEN CITY, ADA COUNTY, IDAHO

FOX LAND SURVEYS, INC.
2003
118.10' S 89°32'00" E 2044.66' —BASIS OF BEARING

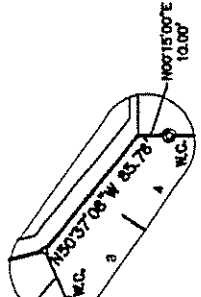


BASIS OF BEARING
The Basis of Bearing for this survey is between the found Brass Cap monument at the North West corner of Section 23 and the found 5/8" rebar with cap stamped TFS PLS 7812' at the North 1/4 Corner, Section 23 and bears S 89°32'00" E on station on Record of Survey No. 4946.

FOUND 5/8" REBAR WITH CAP STAMPED TFS 4116'
REMOVED DURING CONSTRUCTION. RESET 5/8" REBAR
WITH CAP STAMPED TFS 7812' FOR WITNESS CORNER
DUE TO CONFLICT WITH FENCING AT TRUE CORNER.

SEE NOTES ON SHEET 2

DETAIL "A"
-RTS-



DETAIL "B"
-RTS-

LINE TABLE

LINE	LENGTH	BEARING
L2	73.10	N85°10'00"W
L3	107.20	S88°13'58"W
L4	84.76	N59°37'08"W
L5	80.98	S85°10'00"E
L7	10.95	N03°45'37"W
L8	138.52	N83°32'41"E
L9	64.28	S77°44'23"E
L10	90.00	N00°20'18"E
L11	90.00	S05°30'58"E
L12	90.00	N05°32'43"W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C3	850.00	93°07'09"	10.80	4.49	58534.50	W	10.80
C4	878.00	174°49'13.97"	13.97	6.83	88526.28	E	13.98

- LEGEND**
- Boundary Line
 - Section Line
 - Quarter Section Line
 - Found Brass Cap Monument
 - Found Aluminum Cap Monument
 - Set 5/8" x 30" Rebar W/ Cap Stamped TFS PLS 7812'
 - Found 5/8" Rebar W/ Cap Stamped TFS 7812'
 - Found 5/8" Rebar W/ No Cap. Unless Otherwise Noted
 - Found 1/2" Rebar W/ Cap Stamped "BA LS 4116"
 - Found 1/2" Rebar W/ Cap Stamped TFS PLS 7812', Unless Otherwise Noted
 - Calculation Point, Nothing Set
 - Witness Corner
 - Record Data Per Record of Survey No. 5660
 - Record Data Per Plat of Lakeland Village Phase 2 Subdivision Book 81, Page 6878



FOX LAND SURVEYS, INC.
913 S LATAH SUITE D BOISE, ID 83705
208-342-7857 - FAX 208-342-7437
INDEX# 411-23-4-0-0-00-00
ACAD DWS FILE 2018PH4MPF

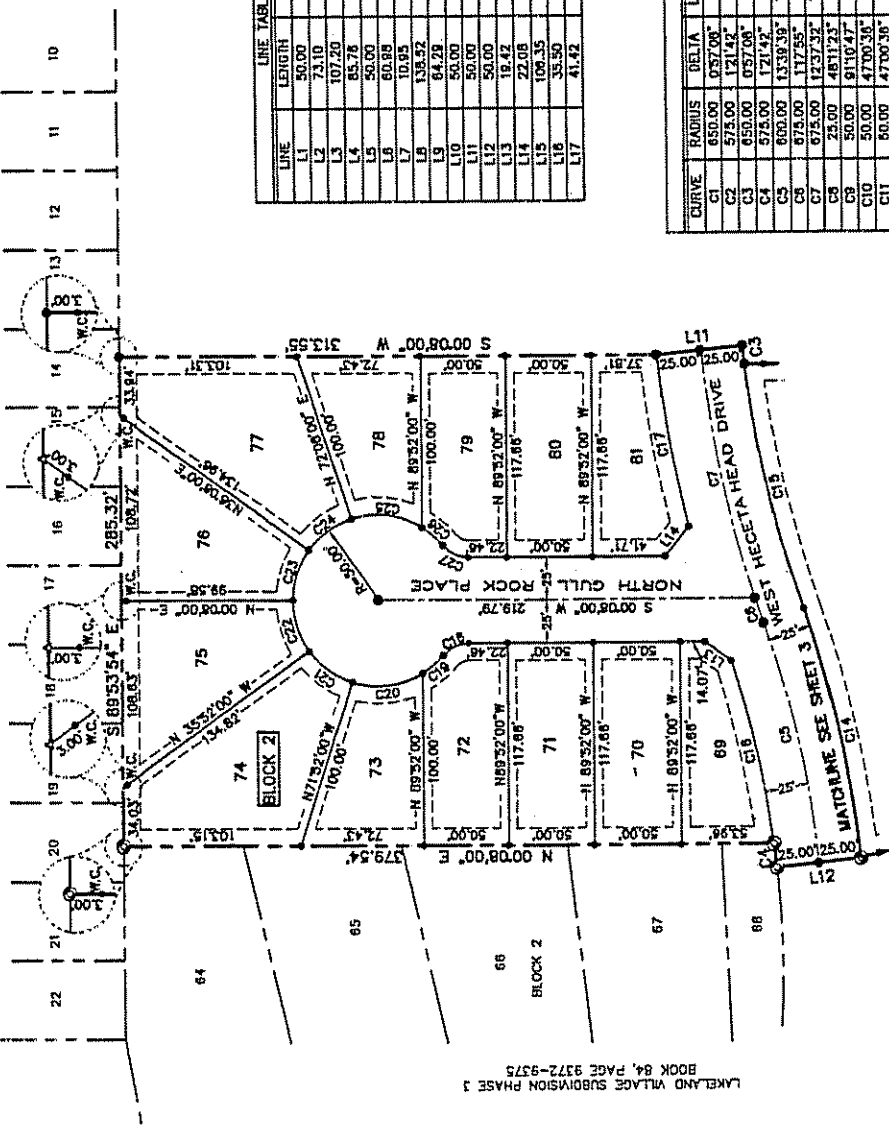
INDEX# 411-23-4-0-0-00-0000

Record Data Per Plat of Lakeland Village Phase 2 Subdivision
Book 81, Page 6878

FINAL PLAT
LAKELAND VILLAGE SUBDIVISION PHASE 4
 A PORTION OF TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 GARDEN CITY, ADA COUNTY, IDAHO

2003
 FOX LAND SURVEYS, INC.

SLEEPY HOLLOW SUBDIVISION
 BOOK 82, PAGE 889B



LAKELAND VILLAGE SUBDIVISION PHASE 4
 BOOK 84, PAGE 937Z-937S

LEGEND

- Subdivision Boundary Line
- Lot Line
- Section Line
- 1/4 Section Line
- Easement Line
- Found Brass Cap Monument
- Sat 5/8"x30" Rebar W/ Cap Stamped "TFSI PLS 7612"
- Sat 1/2"x24" Rebar W/ Cap Stamped "TFSI PLS 7612"
- Found 5/8" Rebar W/ Cap Stamped "TFSI 7612"
- Found 3/8" Rebar W/ No Cap. Unless Otherwise Noted
- Found 1/2" Rebar Cap Stamped "TFSI PLS 7612". Unless Otherwise Noted
- Found 1/2" Rebar W/ Cap Stamped "BA LS 4116"
- Calculated Point, Nothing Found or Set
- Witness Corner

NOTES

1. All lots are hereby designated as having a permanent public utility, drainage and egress with a 10' wide (10) foot contiguous to each lot with road right-of-way and the subdivision to be used for this purpose. This shall not preclude the construction of proper hard surface driveway 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, unless otherwise noted.
3. Minimum building setback lines shall be in accordance with the applicable zoning and subdivision regulations of 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 re-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. Ponds, water ways and wetland areas in Lot 81, Block 2 and Lot 82, Block 3 are here by designated as being an Ada County Highway District. The easement and are owned and maintained by the Lake and Village Homeowners Association. Easements shall remain free of encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the drainage facility.
7. Lots shall not be reduced in size without prior approval from the Health Authority.
8. No additional domestic water supplies shall be installed beyond the water system approved in the secondary restriction release.
9. Reference is made to public health letter on file regarding additional restrictions.
10. Lot 69, Block 2 will be a common lot.



SCALE: 1"=50'



PREPARED BY
FOX LAND SURVEYS, INC.
 813 S LATAH SUITE D BOISE, ID 83705
 208-342-7857 - FAX 208-342-7437
 INDEX# 411-23-4-0-0-00-00
 ACAD DWG FILE 2016BSP4MHP

INDEX# 411-23-4-0-0-00-0000

SHEET 2 OF 4

LINE	LENGTH	BEARING
L1	50.00	S05°32'58"E
L2	72.10	S85°10'00"E
L3	107.20	N88°13'58"E
L4	65.78	S03°37'08"E
L5	50.00	N05°32'43"W
L6	60.88	S85°10'00"E
L7	10.85	N03°48'37"W
L8	138.52	N63°32'41"E
L9	64.28	S72°44'33"E
L10	50.00	N00°20'18"E
L11	50.00	S89°39'58"E
L12	50.00	N85°34'43"W
L13	18.42	S84°33'11"W
L14	22.08	N51°42'02"W
L15	106.35	N85°13'58"E
L16	35.50	S85°41'01"E
L17	41.42	N85°02'50"W

CURVE	RADIUS	DELTA	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	650.00	637.08	10.80	5.40	S83°34'30"W	13.68
C2	575.00	171.42	13.66	6.83	N85°28'28"E	10.80
C3	650.00	637.08	10.80	5.40	S83°34'30"W	13.68
C4	575.00	171.42	13.66	6.83	N85°28'28"E	10.80
C5	600.00	1339.39	143.06	71.07	N77°17'27"E	142.72
C6	675.00	117.85	15.30	7.65	S71°06'35"W	15.30
C7	675.00	1237.32	148.74	74.37	S76°04'18"W	148.44
C8	25.00	4811.23	21.03	11.16	N85°39'19"W	20.41
C9	50.00	9110.47	78.57	51.04	S87°09'01"E	71.43
C10	50.00	4700.50	41.02	21.75	N23°45'18"E	39.68
C11	50.00	4700.50	41.02	21.75	N23°45'18"E	39.68
C12	25.00	9110.47	78.57	51.04	S87°09'01"E	71.43
C13	25.00	4811.23	21.03	11.16	N85°39'19"W	20.41
C14	825.00	1539.39	149.02	74.50	N77°17'27"E	148.67
C15	650.00	1258.16	147.16	73.58	S78°38'47"W	148.85
C16	575.00	1052.31	109.14	54.73	N77°19'20"E	108.90
C17	700.00	870.28	101.91	51.04	S80°12'50"W	101.82
C18	20.00	4939.41	17.45	8.73	N24°51'50"W	16.12
C19	50.00	1833.10	16.19	8.17	S40°35'06"E	16.12
C20	50.00	4928.51	43.15	21.62	S98°35'15"E	41.82
C21	50.00	38700.00	31.42	16.25	S38°08'00"W	30.90
C22	50.00	38700.00	31.42	16.25	S72°08'00"W	30.90
C23	50.00	38700.00	31.42	16.25	N71°52'00"W	30.90
C24	50.00	38700.00	31.42	16.25	N35°32'00"W	30.90
C25	50.00	4928.51	43.15	21.62	N68°31'06"E	41.82
C26	50.00	1833.10	16.19	8.17	N49°31'08"E	16.12
C27	20.00	4939.41	17.45	8.73	S49°37'51"W	16.90

86-9688

FINAL PLAT
LAKELAND VILLAGE SUBDIVISION PHASE 4
 A PORTION OF GOVERNMENT LOTS 3 & 4 WITHIN THE NW 1/4 OF SECTION 23
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 GARDEN CITY, ADA COUNTY, IDAHO

2003
 FOX LAND SURVEYS, INC.

- LEGEND**
- Subdivision Boundary Line
 - Lot Line
 - Section Line
 - 1/4 Section Line
 - Easement Line

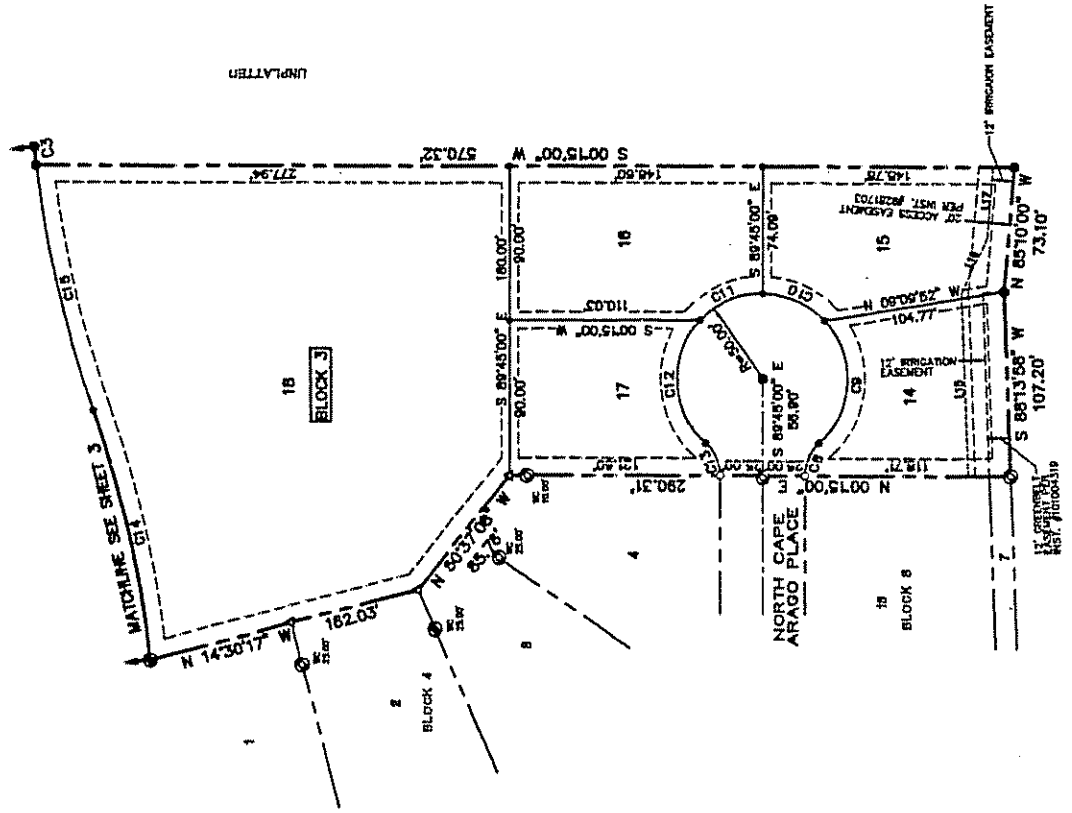
- Found Brass Cap Monument
- Set 5/8"x30" Rebar W/ Cap Stamped "FLS PLS 7812"
- Set 1/2"x24" Rebar W/ Cap Stamped "FLS PLS 7812"
- Found 5/8" Rebar W/ Cap Stamped "FLS 7812"
- Found 5/8" Rebar W/ No Cap, Unless Otherwise Noted
- Found 1/2" Rebar Cap Stamped "FLS PLS 7812", Unless Otherwise Noted
- Found 1/2" Rebar W/ Cap Stamped "BA LS 4116"
- Calculated Point, Nothing Found or Set
- ▲ Witness Corner
- WC



SCALE 1"=50'

LINE	LENGTH	BEARING
L1	50.00	S25°36'58"E
L2	73.10	S85°10'00"E
L3	107.20	N88°13'08"E
L4	65.76	S50°37'09"E
L5	50.00	N65°32'43"W
L6	60.89	S85°10'00"E
L7	10.95	N03°48'27"W
L8	138.53	N83°22'41"E
L9	64.28	S77°44'23"E
L10	50.00	N00°20'18"E
L11	50.00	S85°38'48"E
L12	50.00	N65°32'43"W
L13	18.42	S38°03'11"W
L14	22.06	N01°34'02"W
L15	106.55	N88°13'08"E
L16	33.50	S85°41'01"E
L17	41.42	N85°08'58"W

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	650.00	037°08'	10.90	5.40	S43°54'30"W	10.90
C2	675.00	74°14'	13.65	6.83	N83°28'30"E	13.65
C3	695.00	67°08'	10.80	5.40	S83°54'30"W	10.80
C4	678.00	121°42'	13.65	6.83	N83°28'30"E	13.65
C5	600.00	133°39'	143.08	71.87	N77°17'27"E	142.72
C6	675.00	117°55'	15.36	7.65	S71°08'35"W	15.36
C7	675.00	123°32'	148.74	74.87	S78°04'15"W	148.44
C8	25.00	48°11'23'	21.03	11.18	N85°39'19"W	20.41
C9	50.00	91°10'47'	78.57	51.04	S87°09'01"E	71.43
C10	50.00	47°00'38"	41.02	21.75	N43°45'18"E	39.85
C11	50.00	47°00'38"	79.57	51.04	N43°15'18"W	39.85
C12	50.00	91°10'47'	78.57	51.04	S87°38'01"W	71.43
C13	25.00	48°11'23'	21.03	11.18	N84°29'19"E	20.41
C14	655.00	157°29'	149.02	74.86	N77°17'27"E	148.87
C15	655.00	128°16'	147.16	73.90	S75°59'41"W	148.85
C16	675.00	103°43'	108.15	54.73	N77°18'20"E	108.86
C17	700.00	87°07'	101.91	51.04	S80°12'50"W	101.82
C18	20.00	49°58'41"	17.45	8.33	N42°31'50"W	16.99
C19	50.00	183°10'	16.18	8.17	S40°35'09"E	16.12
C20	50.00	49°28'31"	43.15	23.02	S05°55'15"E	41.82
C21	50.00	38°00'00"	31.42	16.25	S88°08'00"W	30.80
C22	50.00	38°00'00"	31.42	16.25	S72°08'00"W	30.80
C23	50.00	38°00'00"	31.42	16.25	N71°52'00"W	30.80
C24	50.00	38°00'00"	31.42	16.25	N35°52'00"W	30.80
C25	50.00	49°28'31"	43.15	23.02	N08°31'18"E	41.82
C26	50.00	183°10'	16.18	8.17	N40°31'09"E	16.12
C27	20.00	49°58'41"	17.45	8.33	S43°57'51"W	16.90



PREPARED BY
FOX LAND SURVEYS, INC.
 913 S LATAH SUITE D BOISE, ID. 83705
 208-342-7857 - FAX 208-342-7437
 INDEX# 411-23-4-0-00-00
 ACAD DWG. FILE 2018SPHAMPF SHEET 3 OF 4



86-9689

FINAL PLAT FOR LAKELAND VILLAGE SUBDIVISION PHASE 4

2003
FOX LAND SURVEYS, INC.

CERTIFICATE OF OWNER
A tract of land located in 6 portions of Government Lots 3 & 4 within the Northwest 1/4 of Section 23, Township 4 North, Range 1 East, Bolee Meridian, Garden City, Ada County, Idaho more particularly described as follows:
Beginning at the found Brass Cap at the Section Corner common to Sections 14, 15, 22 and 23, Township 4 North, Range 1 East, Bolee Meridian;

thence South 89° 52' 00" East a distance of 1446.02 feet along the Section line common to said Sections 14 and 23 to a found 5/8 inch rebar with plastic cap stamped "BKA PLS 4119" at the Northwest corner of the Steep Hollow Subdivision and the Northeast corner of Lakeland Village Subdivision Phase 3;

thence along the line common to said Steep Hollow Subdivision and Lakeland Village Subdivision Phase 3 the following courses and distances:
South 09° 13' 20" West a distance of 325.40 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" at the Southwest corner of said Steep Hollow Subdivision and the Southwest corner Lot 53, Block 2 of said Lakeland Village Subdivision Phase 3;

South 89° 33' 54" East a distance of 112.42 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" at the Northwest corner of Lot 84, Block 2 of said Lakeland Village Subdivision Phase 3 and the TRUE POINT OF BEGINNING;

thence continuing along the south line of said Steep Hollow Subdivision South 89° 33' 54" East a distance of 268.32 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812";

thence leaving said south line South 00° 06' 00" West a distance of 313.95 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812";

thence South 09° 39' 56" East a distance of 50.00 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" and the beginning of a non-tangent curve to the left, said curve having a central angle of 00° 37' 06", a radius of 850.00 feet, a chord bearing of South 83° 54' 30" West a chord distance of 10.80 feet;

thence along said curve to the left on an arc length of 10.80 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" at a point of non-tangency;

thence South 00° 15' 00" West a distance of 870.32 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" on the South Boundary of this property described in Warranty Deed 990506004;

thence North 85° 10' 00" West a distance of 73.10 feet to a found 5/8 inch rebar with plastic cap stamped "BR003 PLS 4998" at the Northeast corner of the Edgewater Estates Subdivision;

thence South 88° 17' 58" West a distance of 107.20 feet along the north line of said Edgewater Estates Subdivision to a found 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" at the southeast corner of said Lakeland Village Subdivision Phase 3;

thence along the east boundary of said Lakeland Village Subdivision Phase 3 the following courses and distances:
North 00° 15' 00" East a distance of 290.31 feet to a point from which a found 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" bears South 00° 15' 00" West a distance of 10.00 feet;

North 86° 37' 08" West a distance of 85.78 feet to a point from which a found 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" bears North 89° 39' 42" West a distance of 23.00 feet;

North 14° 30' 17" West a distance of 182.03 feet to a found 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" on the south Right-of-Way of West Heesta Head Drive;

North 05° 23' 43" West a distance of 50.00 feet to a set 5/8 inch rebar with plastic cap stamped "TLS PLS 7812" on the north Right-of-Way of West Heesta Head Drive and the beginning of a non-tangent curve to the left, said curve having an interior angle of 01° 21' 42", a radius of 578.00 feet, a long chord bearing of North 83° 28' 26" East, a long chord distance of 13.69 feet;

along said curve to the left on an arc length of 13.67 feet to a point of non-tangency;

North 00° 06' 00" East a distance of 378.54 feet to the TRUE POINT OF BEGINNING.
Containing 228,723 square feet, 5.251 acres, more or less.
Subject to existing easements and rights-of-way as any may exist, of record or not of record.
The Bolee of Bearings for this description is between the found Brass Cap at the Section Corner common to Sections 14, 15, 22 and 23 of said Township and Range and the found 5/8 inch rebar at the Quarter Corner common to said Sections 14 and 23 and bears South 89° 52' 00" East on station on the Plat of Lakeland Village Phase Two Subdivision.

It is the intention of the undersigned to include said land in this plat, and dedicate to the public forever the public streets "West Heesta Head Drive, North Call Rock Place and North Cope Argo Place". The easements indicated on said plat are not dedicated to the public but the right to use said easements are perpetually reserved for public utilities and for such other uses as designated hereon and no structure other than for such utility purposes are to be erected within the limits of said easements. All lots within this plat will be eligible to receive water service from the Garden City Water System and Garden City has agreed in writing to serve all of the lots.
In witness whereof, I have set my hand this 25th day of April, 2003, year of 2003.
Ronald W. Bath, Member
Lakeland Village, LLC

CITY ENGINEER APPROVAL
I, Carolyn W. Schaeffer, the undersigned, CITY ENGINEER FOR GARDEN CITY, ADA COUNTY, IDAHO, HEREBY ACCEPT AND APPROVE THIS PLAT ON THIS 15th DAY OF April, 2003.

Carolyn W. Schaeffer
CITY ENGINEER

CENTRAL DISTRICT HEALTH DEPARTMENT HEALTH DEPARTMENT APPROVAL
SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY RECORDED TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER ON THIS AGENT LISTING THE CONDITIONS OF APPROVAL.



Maureen K. Deacon
HEALTH DEPARTMENT
DATE 15-22-03

CITY COUNCIL APPROVAL
I, Randy L. Deacon, Mayor of the City of Garden City, Ada County, Idaho, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15th DAY OF April, 2003, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Randy L. Deacon
MAYOR OF GARDEN CITY

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 15th DAY OF April, 2003.



Shirley R. Miller
ADA COUNTY HIGHWAY DISTRICT

COUNTY SURVEYOR'S APPROVAL
I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATIVE TO PLATS AND SURVEYS.



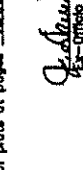
John E. Pugh
ADA COUNTY SURVEYOR PLS 8030
DATE 5/13/03

COUNTY TREASURER'S CERTIFICATE
I, THE UNDERSIGNED, COUNTY TREASURER FOR ADA COUNTY, IDAHO, PER THE REQUIREMENTS OF I.C. 56-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



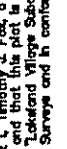
Janet Fisher
COUNTY TREASURER
DATE 5-13-03

COUNTY RECORDER'S CERTIFICATE
STATE OF IDAHO)
COUNTY OF ADA)
I hereby certify that this instrument was filed for record at 10:30:19 AM on this 15th day of April, 2003. In book 318 of plats of page 28 and 29.



Debra J. Stewart
Deputy
DATE 2/10

CERTIFICATE OF SURVEYOR
This is to certify that I, Timothy J. Fox, a Professional Land Surveyor, supervised the survey of land as described in the Certificate of Ownership for this plat. This plat is a true and correct representation of said survey as made on said land and as depicted on the attached "Lakeland Village Subdivision Phase 4" was done in accordance with the laws of the State of Idaho relating to Plats and Surveys and in conformance with the Garden City SUBDIVISION ORDINANCE.



Timothy J. Fox
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT
STATE OF IDAHO)
COUNTY OF ADA)

On this 25th day of April, 2003, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Ronald W. Bath, known or identified to me to be a Member of Lakeland Village, LLC, an Idaho Limited Liability Company, that executed the foregoing instrument, or the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that such Limited Liability Company executed the same.

Debra J. Stewart
NOTARY PUBLIC OF IDAHO
RESIDING AT: BOISE, IDAHO
MY COMMISSION EXPIRES ON 3/15/11



PREPARED BY
FOX LAND SURVEYS, INC.
913 S LATAH SUITE D BOISE, ID 83705
208-342-7837 - FAX 208-342-7437
INDEX# 411-23-4-0-00-00
ACAD DWS FILE 20185PH4FP4 SHEET 4 OF 4