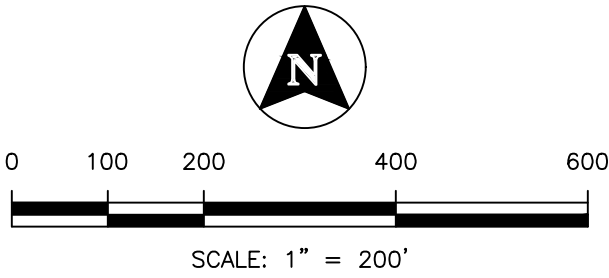


HIGHLANDS COVE SUBDIVISION NO. 1

A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 25,
S1/2 OF SECTION 26 AND THE NE1/4 OF SECTION 35
TOWNSHIP 4 NORTH, RANGE 2 EAST BOISE MERIDIAN,
ADA COUNTY, IDAHO
2017



SANITARY RESTRICTION/CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR LOT 2, BLOCK 1 AND LOTS 15 & 16, BLOCK 3. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR ALL OTHER BUILDABLE LOTS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF CERTIFICATE OF DISAPPROVAL.

NOTES

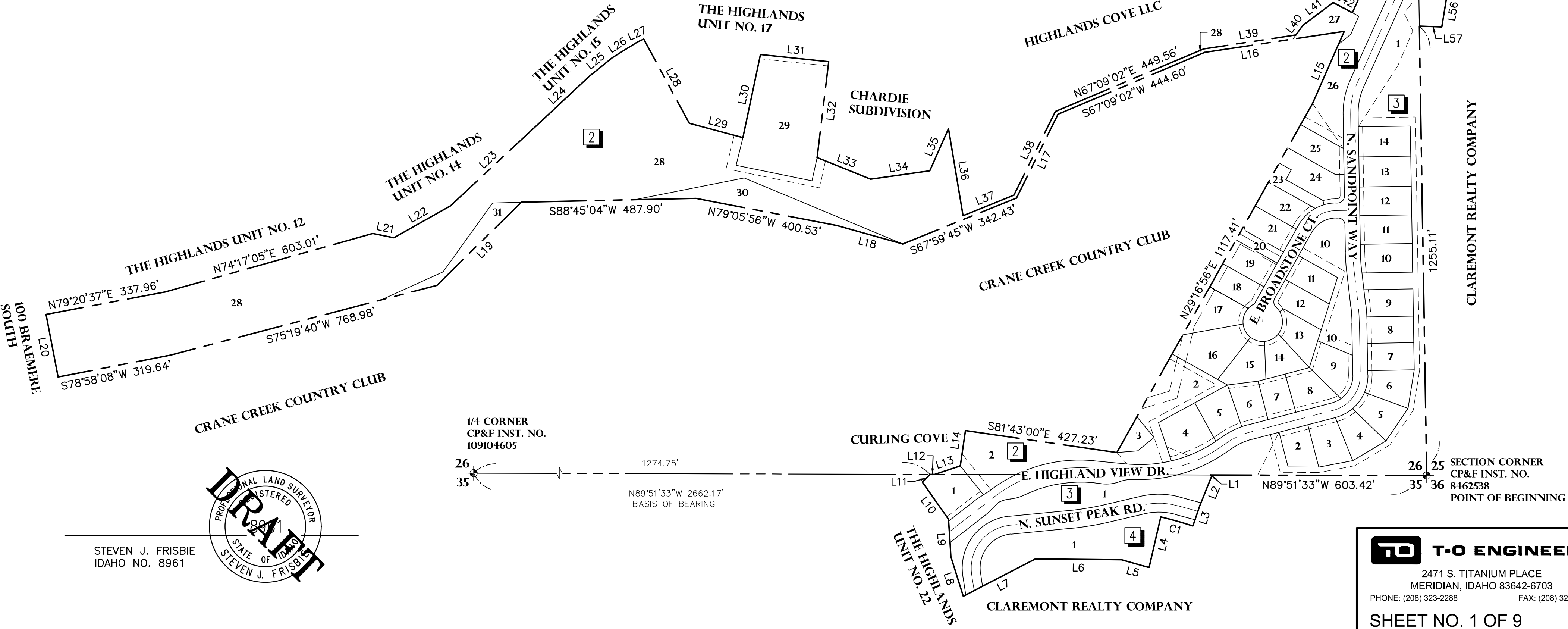
1. SEE SHEET 3 OF 9 FOR NOTES.

LEGEND

	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" IRON ROD
	FOUND 1/2" IRON ROD
	SET 5/8" REBAR WITH PLASTIC CAP PLS 8961
	SET 1/2" REBAR WITH PLASTIC CAP PLS 8961
	CALCULATED POINT - NOTHING SET OR FOUND
	RECORD DATA
	LOT NUMBER
	BLOCK NUMBER
	SEE SHEET 4 OF 9 FOR LINE AND CURVE TABLES

DATE

R.E.H.S. DISTRICT HEALTH DEPARTMENT



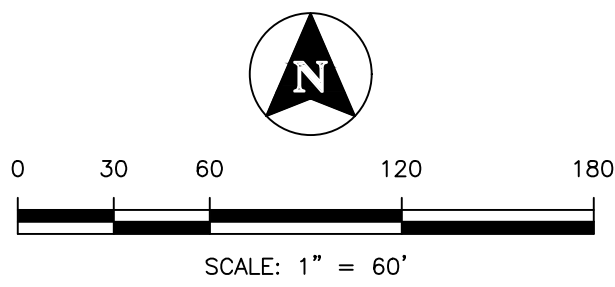
STEVEN J. FRISBIE
IDAHO NO. 8961

T-O ENGINEERS

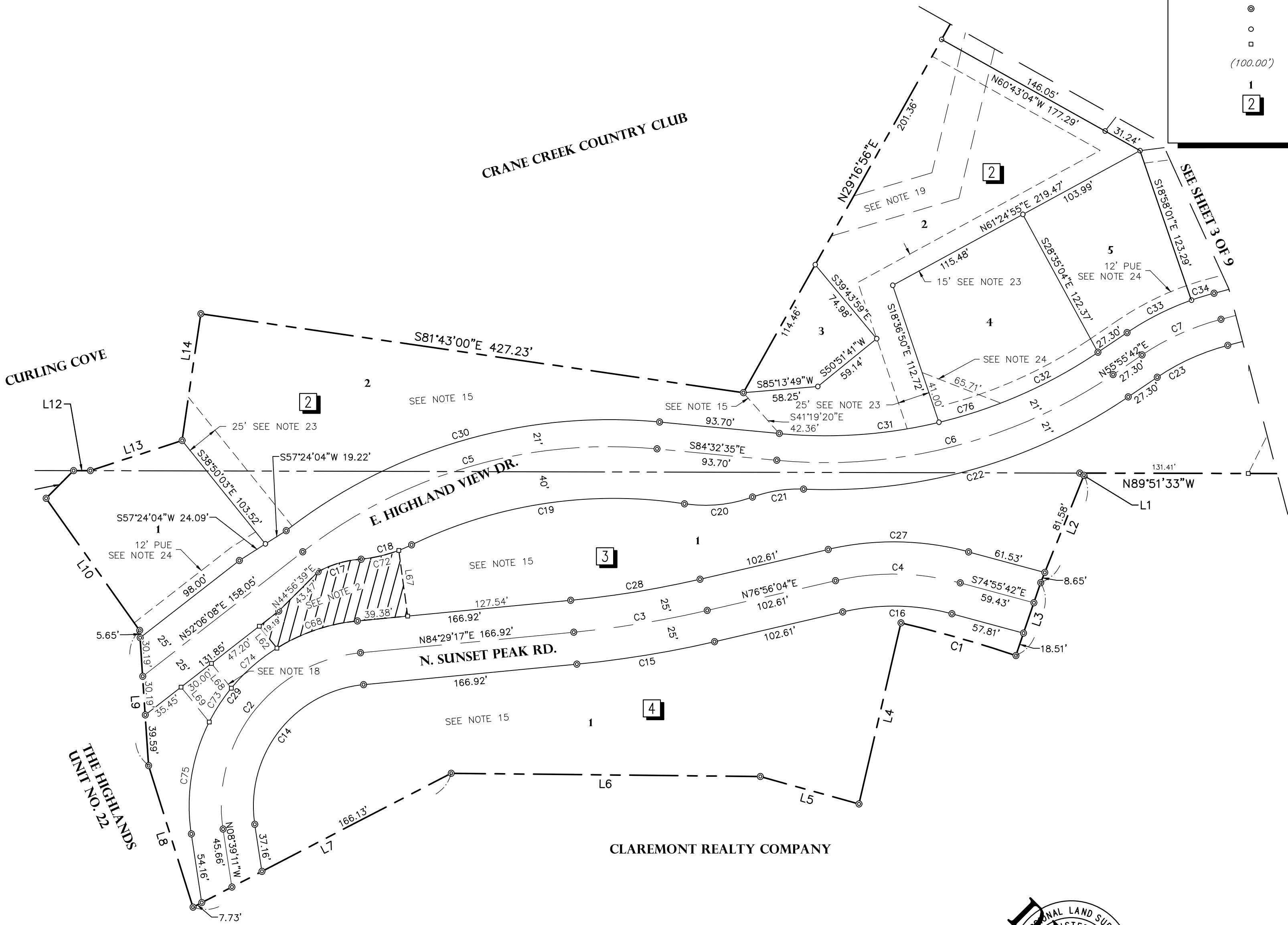
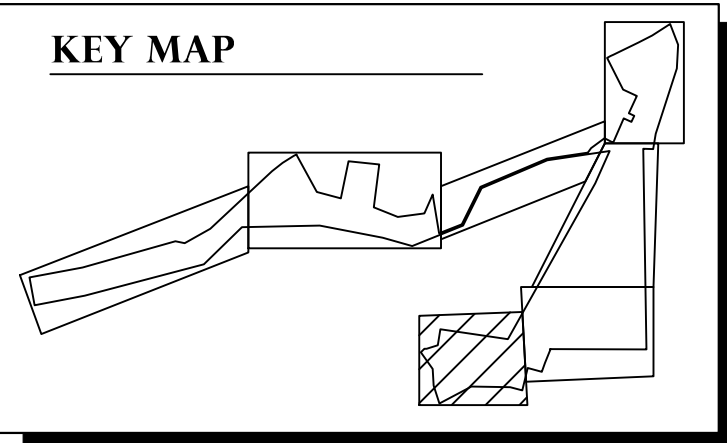
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288 FAX: (208) 323-2399

SHEET NO. 1 OF 9

HIGHLANDS COVE SUBDIVISION NO. 1



LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
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	RECORD DATA
	LOT NUMBER
	BLOCK NUMBER
SEE SHEET 4 OF 9 FOR LINE AND CURVE TABLES	



STEVEN J. FRISBIE
IDAHO NO. 8961



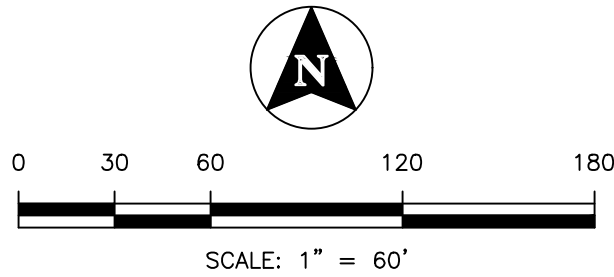
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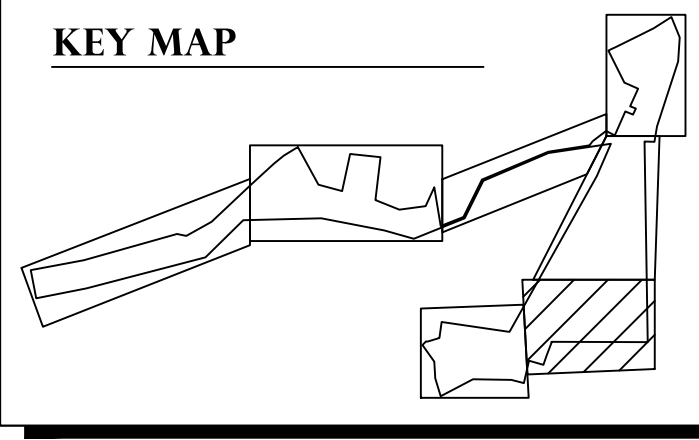
HIGHLANDS COVE SUBDIVISION NO. 1

NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TWELVE FOOT (12') WIDE PERMANENT PUBLIC UTILITIES, CITY OF BOISE STREET LIGHT AND HIGHLANDS COVE HOMEOWNERS ASSOCIATION, INC. STORM DRAINAGE EASEMENT. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT. LOTS 6-9 BLOCK 2 REAR LOT LINES HAVE A TEN FOOT (10') WIDE HIGHLANDS COVE HOMEOWNERS ASSOCIATION, INC. STORM DRAINAGE EASEMENT.
- A PORTION OF LOT 10, 17, 18, 19 AND 23 BLOCK 2, LOT 1 BLOCK 3 AND ALL OF LOT 20 BLOCK 2 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED BY PUD15-0004, CFH15-00020, AND SUB15-00020 OR AS SHOWN ON THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 1 BLOCK 1, LOTS 2, 10, 20, 23, 26 & 28 BLOCK 2, LOTS 1 & 17 BLOCK 3, AND LOT 1 BLOCK 4 WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY HIGHLANDS COVE HOMEOWNERS' ASSOCIATION. LOTS 3, 27, 30 & 31 BLOCK 2, ARE NOT COMMON LOTS AND ARE DESIGNATED AS NON-BUILDABLE LOTS.
- DIRECT LOT ACCESS TO SUNSET PEAK ROAD IS PROHIBITED.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT FOR LANDSCAPING PER DOCUMENT RECORDED AS INSTRUMENT NO. _____
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY PUD15-00004 AND CFH15-00020.
- ALL NON COMMON LOTS ARE PROVIDED WITH A PRIVATE STORM DRAIN SERVICE. THESE LOTS SHALL BE REQUIRED TO CONNECT ALL ROOF DRAINS TO THE PRIVATE STORM DRAIN SERVICE LINE.
- A PORTION OF LOT 1 BLOCK 1, LOTS 2 AND 22 BLOCK 2, LOT 1 BLOCK 3 AND ALL OF LOT 1 BLOCK 4 CONTAIN A SLOPE EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF ACHD, INSTRUMENT NO. _____
- INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE CITY HILLSIDE AND FOOTHILLS AREA DEVELOPMENT ORDINANCE (B.C.C. 11-07-08 THROUGH 11-07-09), INTERNATIONAL BUILDING CODE CHAPTER 18 AND APPENDIX J AS MODIFIED BY BOISE CITY CODE CHAPTER 4-02 AND THE CONDITIONS OF APPROVAL OF CFH15-00020.
- LOT 2 BLOCK 1 AND LOTS 15 AND 16 BLOCK 3 ARE SUBJECT TO A SANITARY RESTRICTION. RESTRICTION SHALL BE RELEASED WHEN SANITARY SEWER MAIN IS CONNECTED TO BOISE CITY SEWER AND CONSTRUCTION IS APPROVED BY BOISE CITY PUBLIC WORKS DEPARTMENT.
- A PORTION OF LOT 1 BLOCK 1 AND LOT 1 BLOCK 3 CONTAIN A WATER EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF SUEZ WATER IDAHO INC.
- A PORTION OF LOTS 2, 16, 17, 18, 19, AND 20 BLOCK 2 CONTAIN A SANITARY SEWER EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF BOISE CITY SEWER.
- NO PARKING IS ALLOWED ON THE SOUTH SIDE OF E. HIGHLAND VIEW DRIVE, EAST SIDE OF N. SANDPOINT WAY AND WEST SIDE OF E. BROADSTONE COURT. IN ADDITION NO PARKING IS ALLOWED ON EITHER SIDE OF THE ROADWAY WITHIN THE CUL-DE-SAC ON E. BROADSTONE COURT OR ALONG E. HIGHLAND VIEW DRIVE AND N. SANDPOINT WAY WERE THE ROADWAY WIDTH IS LESS THAN 29- FEET FROM BACK OF CURB TO BACK OF CURB.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 31-3805, DELIVERY OF WATER. THIS SUBDIVISION CURRENTLY HAS NO SURFACE IRRIGATION RIGHTS AND IS NOT LOCATED WITHIN THE BOUNDARIES OF AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF SECTION 31-3805 ARE NOT APPLICABLE.
- THIS SUBDIVISION IS LOCATED IN AREA "A" OF THE WILDLAND URBAN INTERFACE CODE AND THE PROPERTY DEVELOPMENT AND CONSTRUCTION OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF BOISE CITY CODE SECTION 7-01-69.
- A PORTION OF COMMON LOT 1 BLOCK 1, LOTS 2, 10, 26, AND 28 BLOCK 2, AND LOTS 1 AND 17 BLOCK 3 AND ALL OF THE ENTIRETY OF COMMON LOTS 20 AND 23 BLOCK 2 HAVE A DEFENSIBLE SPACE EASEMENT ADJACENT TO RESIDENTIAL LOTS FOR THE BENEFIT OF ADJACENT LOT OWNERS TO MAINTAIN A 30-FOOT DEFENSIBLE SPACE MEASURED FROM THE EXTERIOR OF BUILDING WALL FOR EACH RESIDENTIAL BUILDING.
- LOT 4 BLOCK 2 IS SUBJECT TO A HIGHLANDS COVE HOMEOWNERS ASSOCIATION, INC. STORM DRAINAGE EASEMENT.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 2017-045852 HAVE BEEN FULL FILLED AS DETERMINED BY THE CITY OF BOISE.

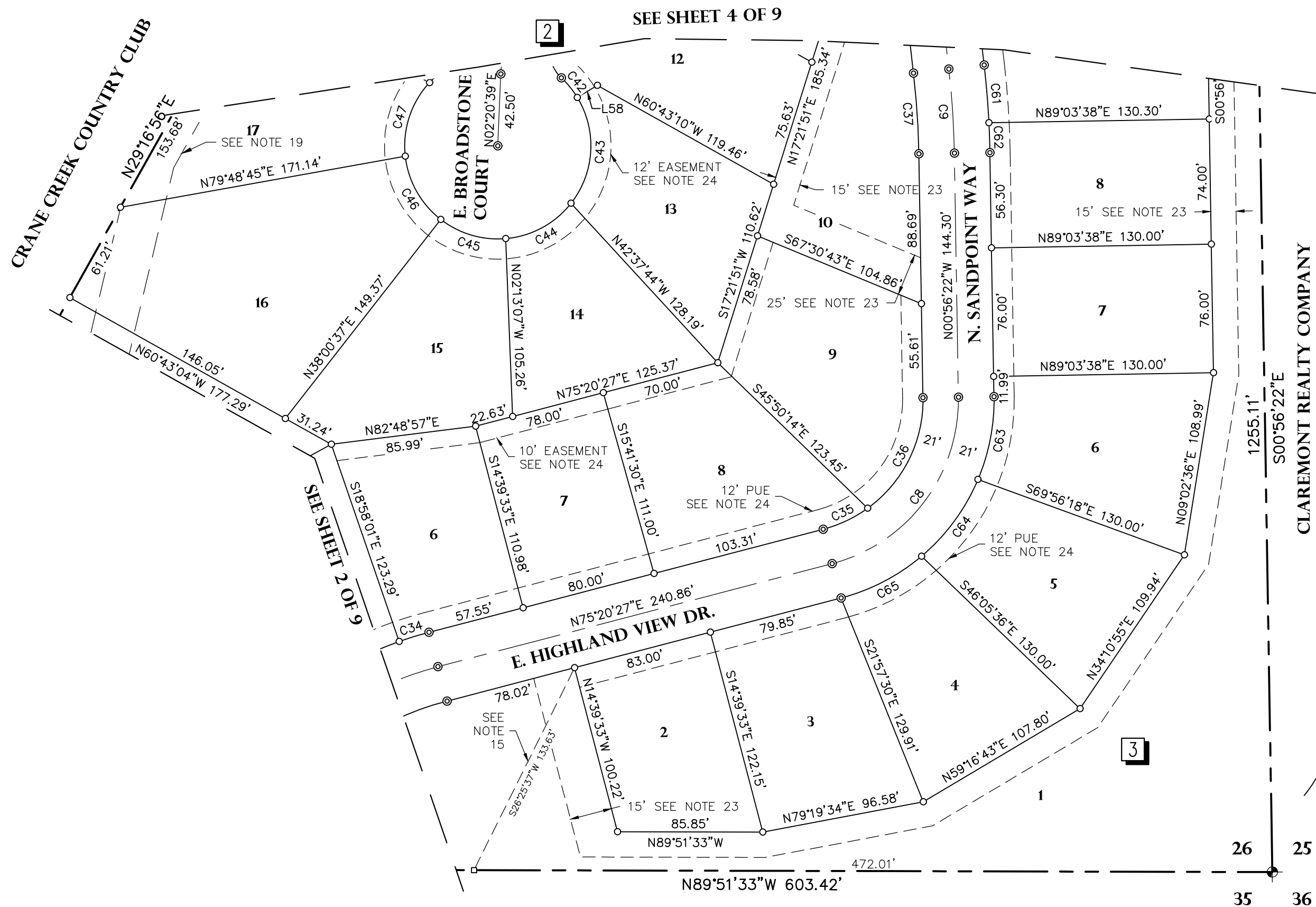


KEY MAP

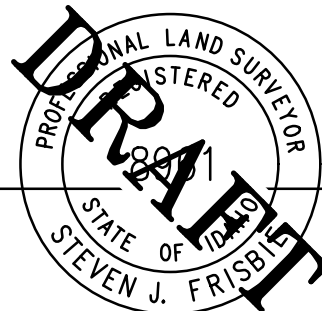


LEGEND

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	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
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	SET 1/2" REBAR WITH PLASTIC CAP PLS 8961
	CALCULATED POINT - NOTHING SET OR FOUND
	RECORD DATA
	LOT NUMBER
	BLOCK NUMBER
	SEE SHEET 4 OF 9 FOR LINE AND CURVE TABLES



STEVEN J. FRISBIE
IDAHO NO. 8961



CLAREMONT REALTY COMPANY

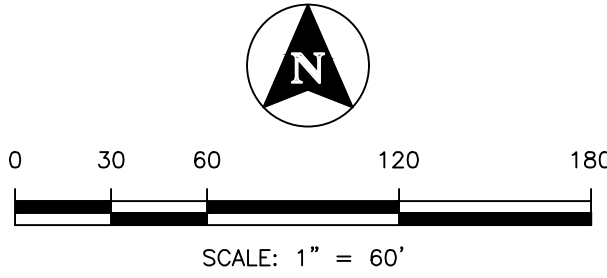
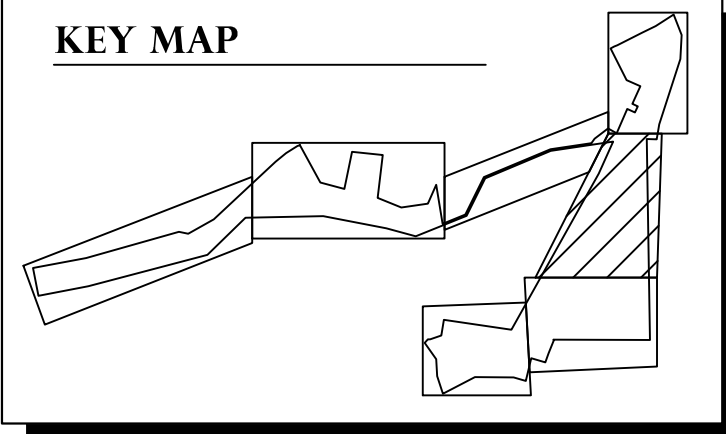


2471 S. TITANIUM PLACE
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SHEET NO. 3 OF 9

HIGHLANDS COVE SUBDIVISION NO. 1

KEY MAP



LEGEND

	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
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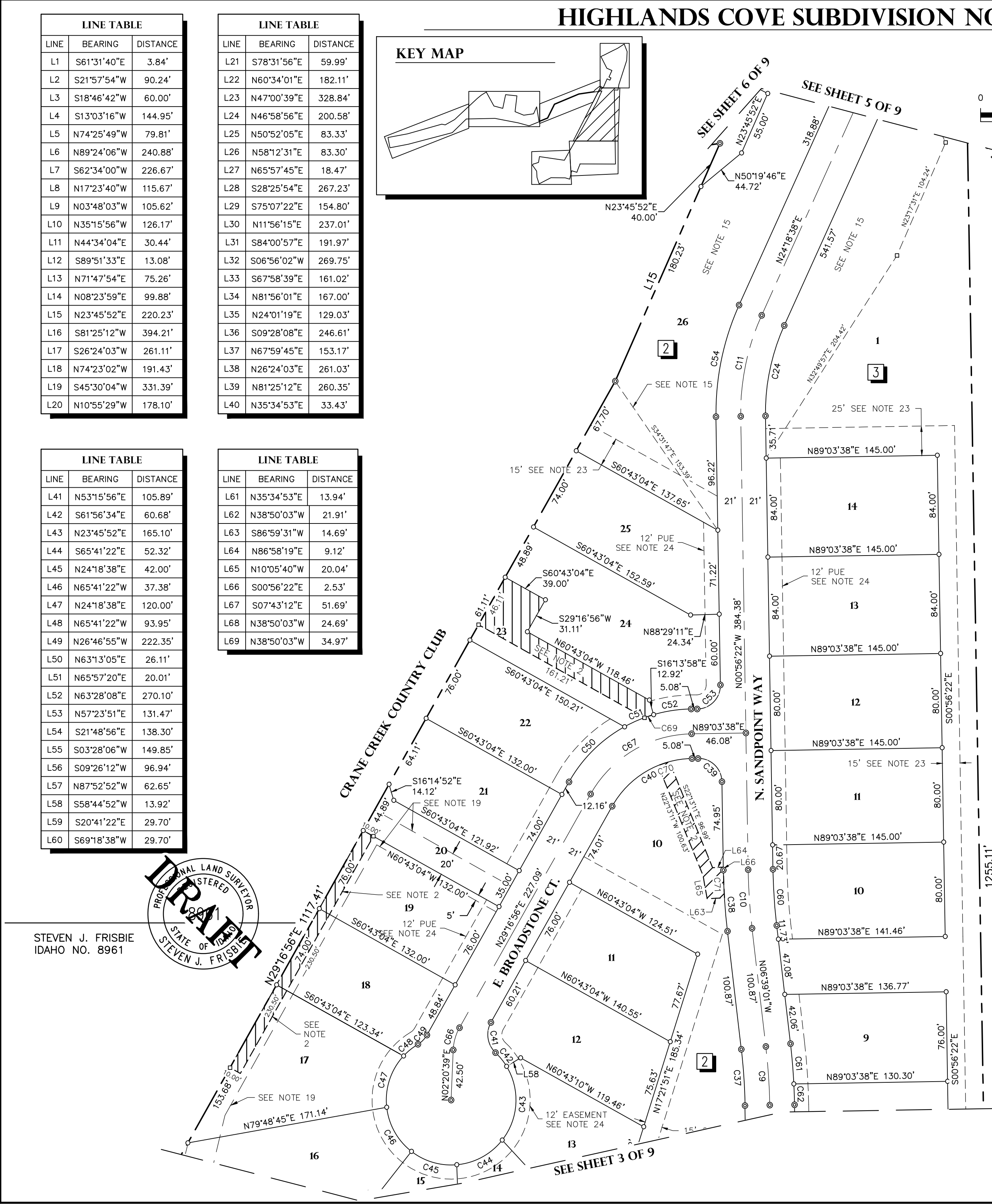
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°31'40"E	3.84'
L2	S21°57'54"W	90.24'
L3	S18°46'42"W	60.00'
L4	S13°03'16"W	144.95'
L5	N74°25'49"W	79.81'
L6	N89°24'06"W	240.88'
L7	S62°34'00"W	226.67'
L8	N17°23'40"W	115.67'
L9	N03°48'03"W	105.62'
L10	N35°15'56"W	126.17'
L11	N44°34'04"E	30.44'
L12	S89°51'33"E	13.08'
L13	N71°47'54"E	75.26'
L14	N08°23'59"E	99.88'
L15	N23°45'52"E	220.23'
L16	S81°25'12"W	394.21'
L17	S26°24'03"W	261.11'
L18	N74°23'02"W	191.43'
L19	S45°30'04"W	331.39'
L20	N10°55'29"W	178.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S78°31'56"E	59.99'
L22	N60°34'01"E	182.11'
L23	N47°00'39"E	328.84'
L24	N46°58'56"E	200.58'
L25	N50°52'05"E	83.33'
L26	N58°12'31"E	83.30'
L27	N65°57'45"E	18.47'
L28	S28°25'54"E	267.23'
L29	S75°07'22"E	154.80'
L30	N11°56'15"E	237.01'
L31	S84°00'57"E	191.97'
L32	S06°56'02"W	269.75'
L33	S67°58'39"E	161.02'
L34	N81°56'01"E	167.00'
L35	N24°01'19"E	129.03'
L36	S09°28'08"E	246.61'
L37	N67°59'45"E	153.17'
L38	N26°24'03"E	261.03'
L39	N81°25'12"E	260.35'
L40	N35°34'53"E	33.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N53°15'56"E	105.89'
L42	S61°56'34"E	60.68'
L43	N23°45'52"E	165.10'
L44	S65°41'22"E	52.32'
L45	N24°18'38"E	42.00'
L46	N65°41'22"W	37.38'
L47	N24°18'38"E	120.00'
L48	N65°41'22"W	93.95'
L49	N26°46'55"W	222.35'
L50	N63°13'05"E	26.11'
L51	N65°57'20"E	20.01'
L52	N63°28'08"E	270.10'
L53	N57°23'51"E	131.47'
L54	S21°48'56"E	138.30'
L55	S03°28'06"W	149.85'
L56	S09°26'12"W	96.94'
L57	N87°52'52"W	62.65'
L58	S58°44'52"W	13.92'
L59	S20°41'22"E	29.70'
L60	S69°18'38"W	29.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N35°34'53"E	13.94'
L62	N38°50'03"W	21.91'
L63	S86°59'31"W	14.69'
L64	N86°58'19"E	9.12'
L65	N10°05'40"W	20.04'
L66	S00°56'22"E	2.53'
L67	S07°43'12"E	51.69'
L68	N38°50'03"W	24.69'
L69	N38°50'03"W	34.97'

STEVEN J. FRISBIE
IDAHO NO. 8961



CLAREMONT REALTY COMPANY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	972.78'	93.15'	5°29'12"	N74°07'11"W	93.12'
C2	120.00'	195.07'	93°08'28"	N37°55'03"E	174.29'
C3	800.00'	105.47'	7°33'13"	N80°42'41"E	105.39'
C4	200.00'	98.22'	28°08'13"	S88°59'49"E	97.23'
C5	389.16'	294.47'	43°21'17"	N73°46'47"E	287.49'
C6	400.00'	275.96'	39°31'43"	N75°41'34"E	270.52'
C7	200.00'	67.76'	19°24'44"	N65°38'04"E	67.44'
C8	100.00'	133.13'	76°16'49"	N37°12'02"E	123.52'
C9	500.00'	49.83'	5°42'38"	N3°47'42"W	49.81'
C10	500.00'	49.83'	5°42'38"	N3°47'42"W	49.81'
C11	200.00'	88.14'	25°15'01"	N11°41'08"E	87.43'
C12	200.00'	50.08'	14°20'48"	N17°08'14"E	49.95'
C13	300.00'	187.46'	35°48'05"	N7°56'12"W	184.42'
C14	95.00'	154.43'	93°08'28"	N37°55'03"E	137.98'
C15	825.00'	108.76'	7°33'13"	N80°42'41"E	108.69'
C16	175.00'	85.94'	28°08'13"	S88°59'49"E	85.08'
C17	81.52'	35.16'	24°42'43"	N73°48'49"E	34.89'
C18	116.50'	41.08'	20°12'10"	N74°07'41"E	40.87'
C19	360.00'	218.39'	34°45'29"	N81°26'32"E	215.06'
C20	106.50'	53.81'	28°56'49"	N84°20'52"E	53.24'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	21.00'	27.91'	76°09'16"	N8°47'42"W	25.90'
C42	55.00'	14.99'	15°37'12"	N39°03'44"W	14.95'
C43	55.00'	66.57'	69°20'56"	N3°25'20"E	62.58'
C44	55.00'	45.08'	46°58'00"	N61°34'48"E	43.83'
C45	55.00'	40.97'	42°40'49"	S73°35'48"E	40.03'
C46	55.00'	44.07'	45°54'19"	S29°18'14"E	42.90'
C47	55.00'	47.18'	49°08'55"	S18°13'23"W	45.75'
C48	55.00'	15.83'	16°29'33"	S51°02'37"W	15.78'
C49	21.00'	11.00'	30°00'27"	S44°17'10"W	10.87'
C50	121.00'	67.25'	31°50'40"	S45°12'16"W	66.39'
C51	121.00'	26.69'	12°38'26"	S67°26'49"W	26.64'
C52	121.00'	32.30'	15°17'35"	S81°24'50"W	32.20'
C53	20.00'	31.42'	90°00'00"	S44°03'38"W	28.28'
C54	221.00'	97.39'	25°15'01"	S11°41'08"W	96.61'
C55	179.00'	44.82'	14°20'48"	S17°08'14"W	44.70'
C56	279.00'	72.73'	14°56'06"	S2°29'47"W	72.52'
C57	279.00'	101.61'	20°52'00"	S15°24'15"E	101.05'
C58	321.00'	62.21'	11°06'14"	N20°17'08"W	62.11'
C59	321.00'	93.23'	16°38'29"	N6°24'47"W	92.91'
C60	479.00'	47.74'	5°42'38"	N3°47'42"W	47.72'

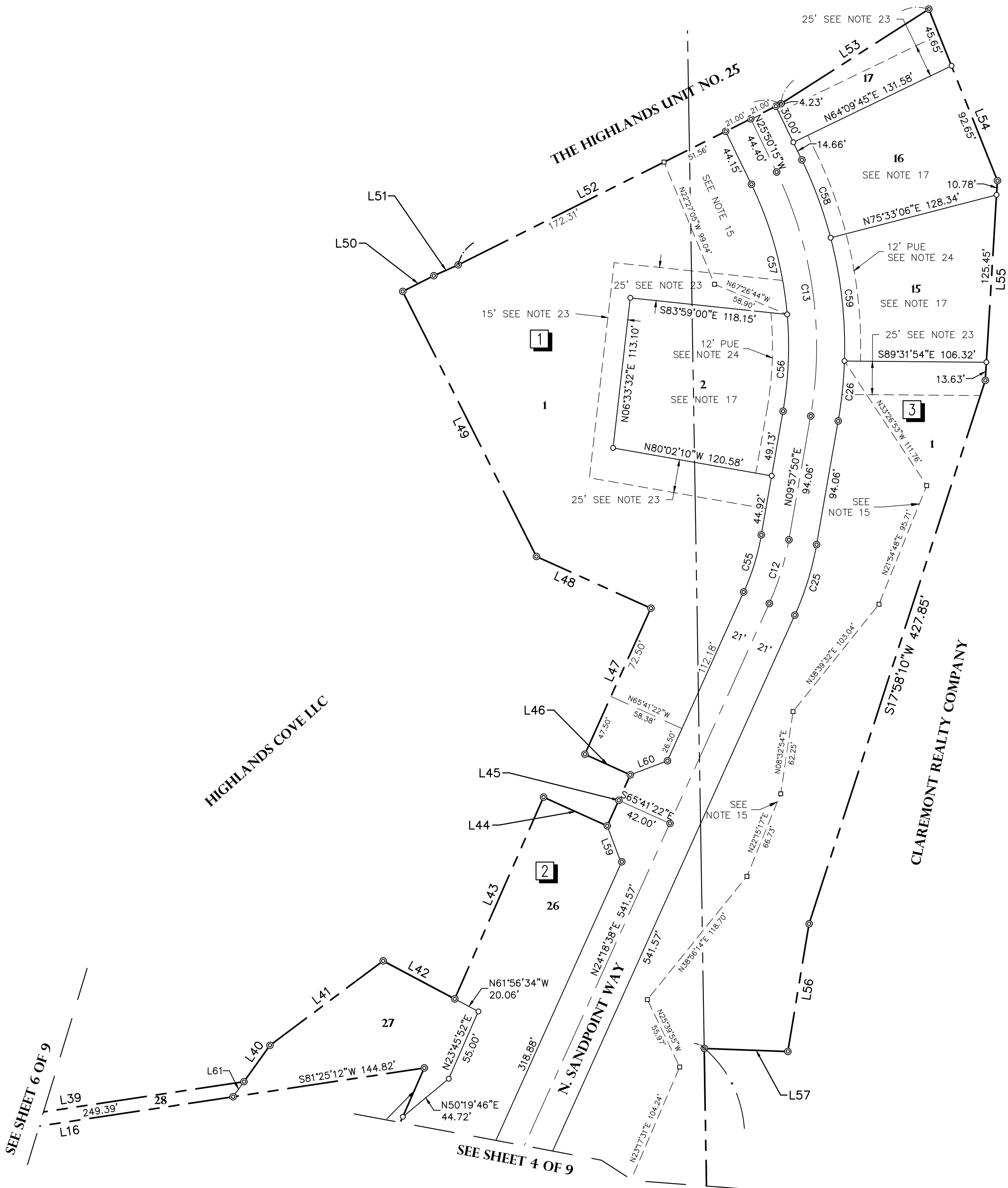
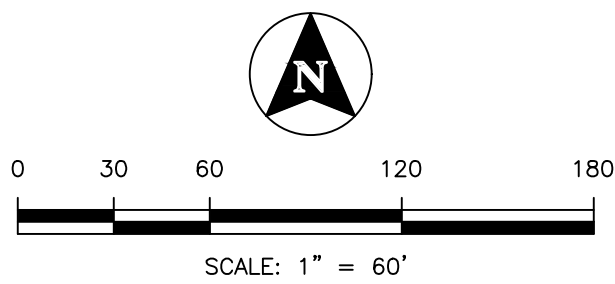
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	521.00'	34.23'	3°45'51"	N4°46'05"W	34.22'
C62	521.00'	17.70'	1°56'48"	N1°54'46"W	17.70'
C63	121.00'	50.18'	23°45'47"	N10°56'31"E	49.83'
C64	121.00'	56.83'	26°54'33"	N36°16'41"E	56.31'
C65	121.00'	54.08'	25°36'29"	N62°32'12"E	53.63'
C66	42.00'	19.75'	26°56'17"	N15°48'48"E	19.57'
C67	100.00'	104.33'	59°46'41"	N59°10'17"E	99.66'
C68	145.00'	66.79'	26°23'33"	S71°17'31"W	66.20'
C69	121.00'	8.08'	3°49'26"	N71°51'19"E	8.07'
C70	79.00'	10.03'	7°16'17"	N71°19'52"E	10.02'
C71	521.00'	23.51'	2°35'10"	S2°13'57"E	23.51'
C72	118.04'	30.22'	14°40'09"	N76°47'02"E	30.14'
C73	145.00'	31.62'	12°29'38"	S33°05'59"W	31.56'
C74	145.00'	47.45'	18°44'56"	S48°43'16"W	47.24'
C75	145.00'	89.86'	35°30'21"	S9°06'00"W	88.42'
C76	379.00'	50.45'	7°37'35"	N72°42'24"E	50.41'



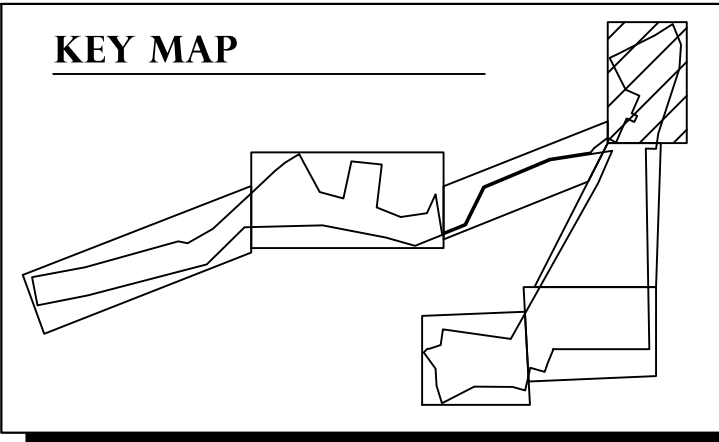
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
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SHEET NO. 4 OF 9

HIGHLANDS COVE SUBDIVISION NO. 1



LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
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	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" IRON ROD
	FOUND 1/2" IRON ROD
	SET 5/8" REBAR WITH PLASTIC CAP PLS 8961
	SET 1/2" REBAR WITH PLASTIC CAP PLS 8961
	CALCULATED POINT - NOTHING SET OR FOUND
	RECORD DATA
	LOT NUMBER
	BLOCK NUMBER
	SEE SHEET 4 OF 9 FOR LINE AND CURVE TABLES

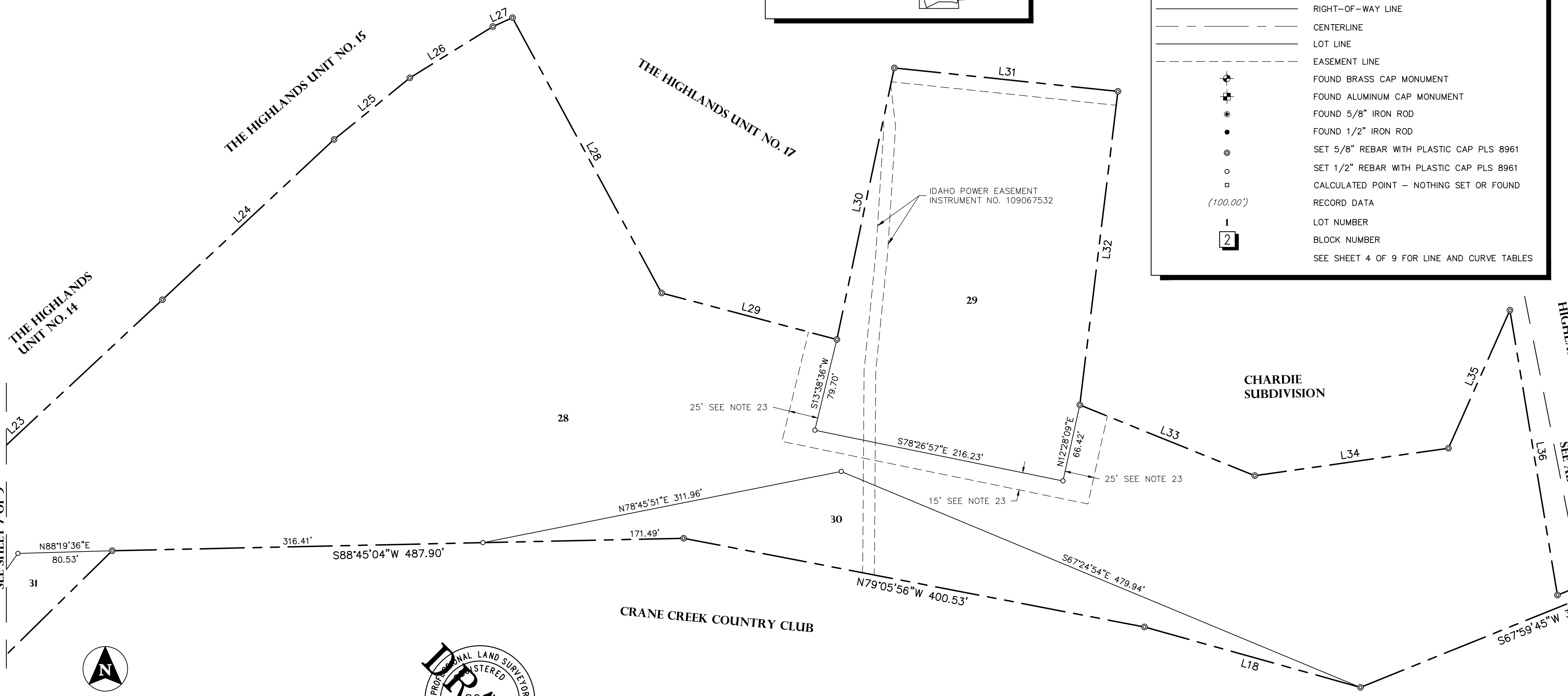
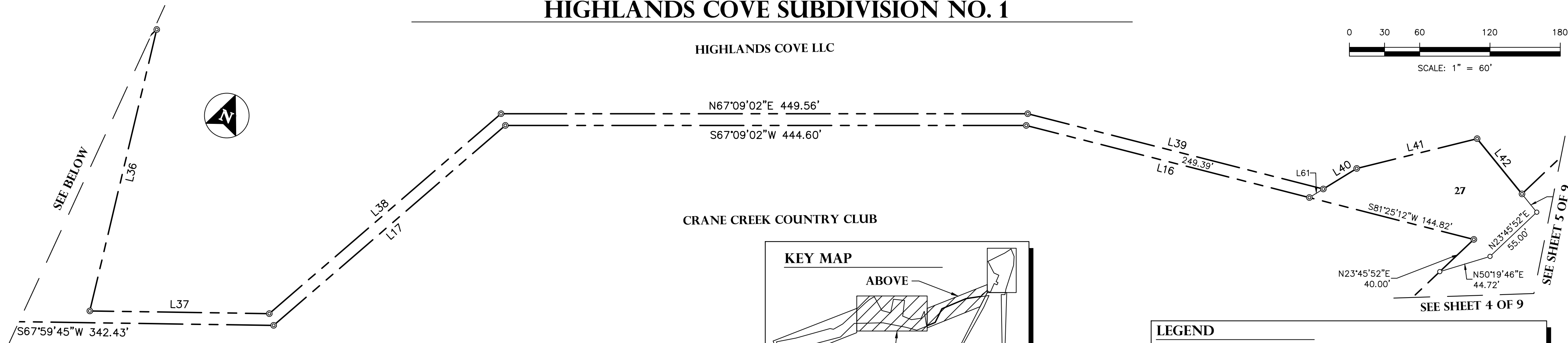
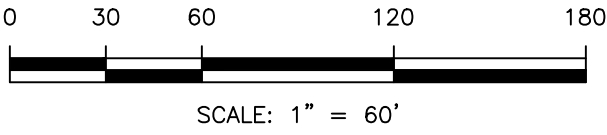


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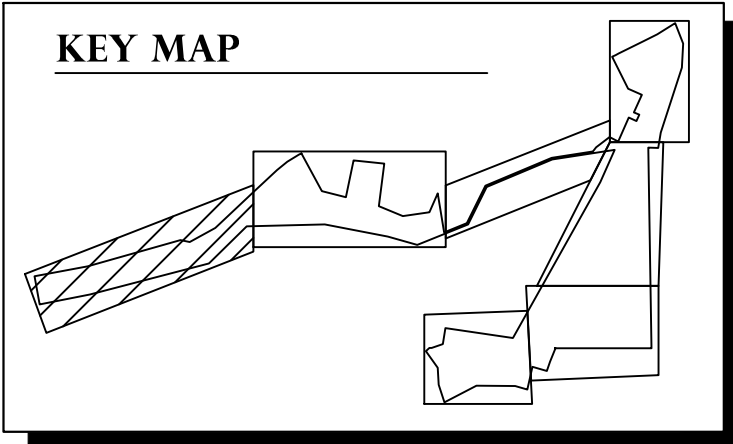
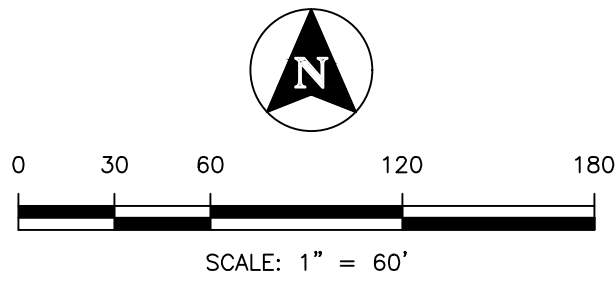


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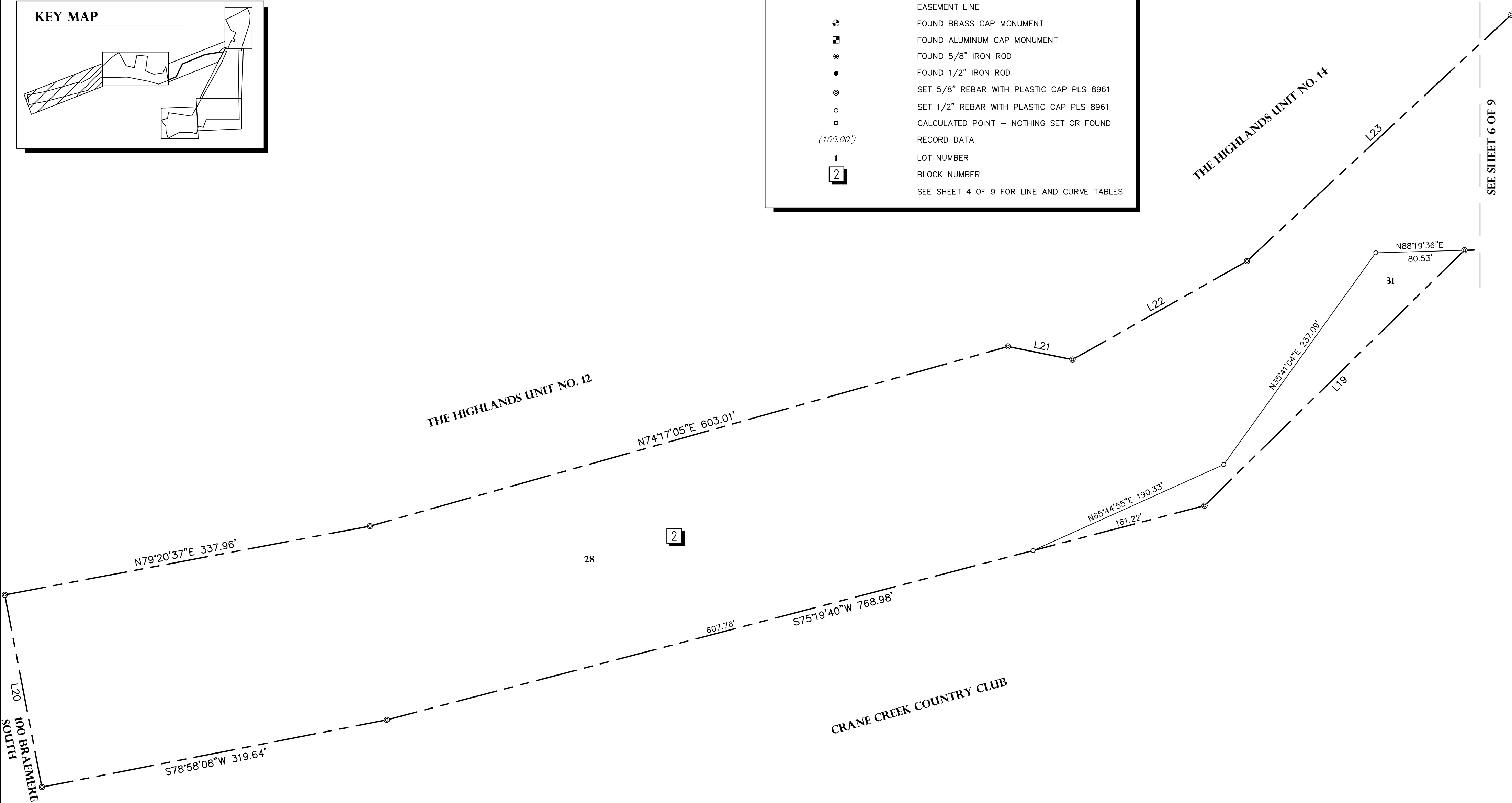
HIGHLANDS COVE SUBDIVISION NO. 1



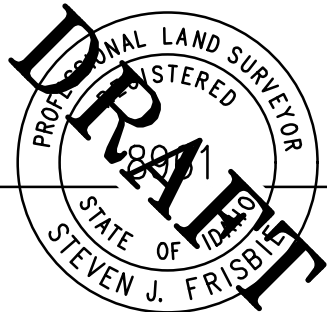
HIGHLANDS COVE SUBDIVISION NO. 1



LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" IRON ROD
	FOUND 1/2" IRON ROD
	SET 5/8" REBAR WITH PLASTIC CAP PLS 8961
	SET 1/2" REBAR WITH PLASTIC CAP PLS 8961
	CALCULATED POINT - NOTHING SET OR FOUND
	RECORD DATA
	LOT NUMBER
	BLOCK NUMBER
SEE SHEET 4 OF 9 FOR LINE AND CURVE TABLES	



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SHEET NO. 7 OF 9