

CHAMPION PARK SUBDIVISION NO. 4

LOCATED IN THE SE1/4 OF SECTION 32, T.4N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO

2005

Engineering Northwest, LLC
BOISE, IDAHO

LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, P.L.S 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, P.L.S 7880
- FOUND 5/8" IRON PIN, P.L.S 7880 UNLESS OTHERWISE NOTED
- ▲ CALCULATED POINT, NOT SET

PROPERTY BOUNDARY

EASEMENT LINE

CENTERLINE

LOT LINE

RURF-OF-WAY LINE

SECTION LINE

LOT NUMBER

ASPH DRIVE DRAIN EASEMENT SEE NOTE 10

ASPH DRIVE EASEMENT SEE NOTE 10

LOT 1, BLOCK 22 SEC DETAIL "A" SHEET 2 OF 4

ASPH DRIVE DRAIN EASEMENT SEE NOTE 10
(SAND EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND ENCROACHMENTS SHALL BE REMOVED AT THE OWNER'S EXPENSE & THE DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY)

ASPH DRIVE EASEMENT SEE NOTE 10

LOT 1, BLOCK 22 SEC DETAIL "A" SHEET 2 OF 4

RESIDENTIAL BUILDING SETBACKS

FRONT YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	5 FEET
MINIMUM SETBACK	5 FEET
MINIMUM SETBACK	5 FEET

CURVE DATA:

CURVE LENGTH	MAGNUS	SPIRA	CHORD DIST	CHORD BKG
C-1	71.41'	0.04'	71.39'	1197'17.50" E
C-2	79.43'	0.05'	79.42'	100'04.16" E

LINE LABEL

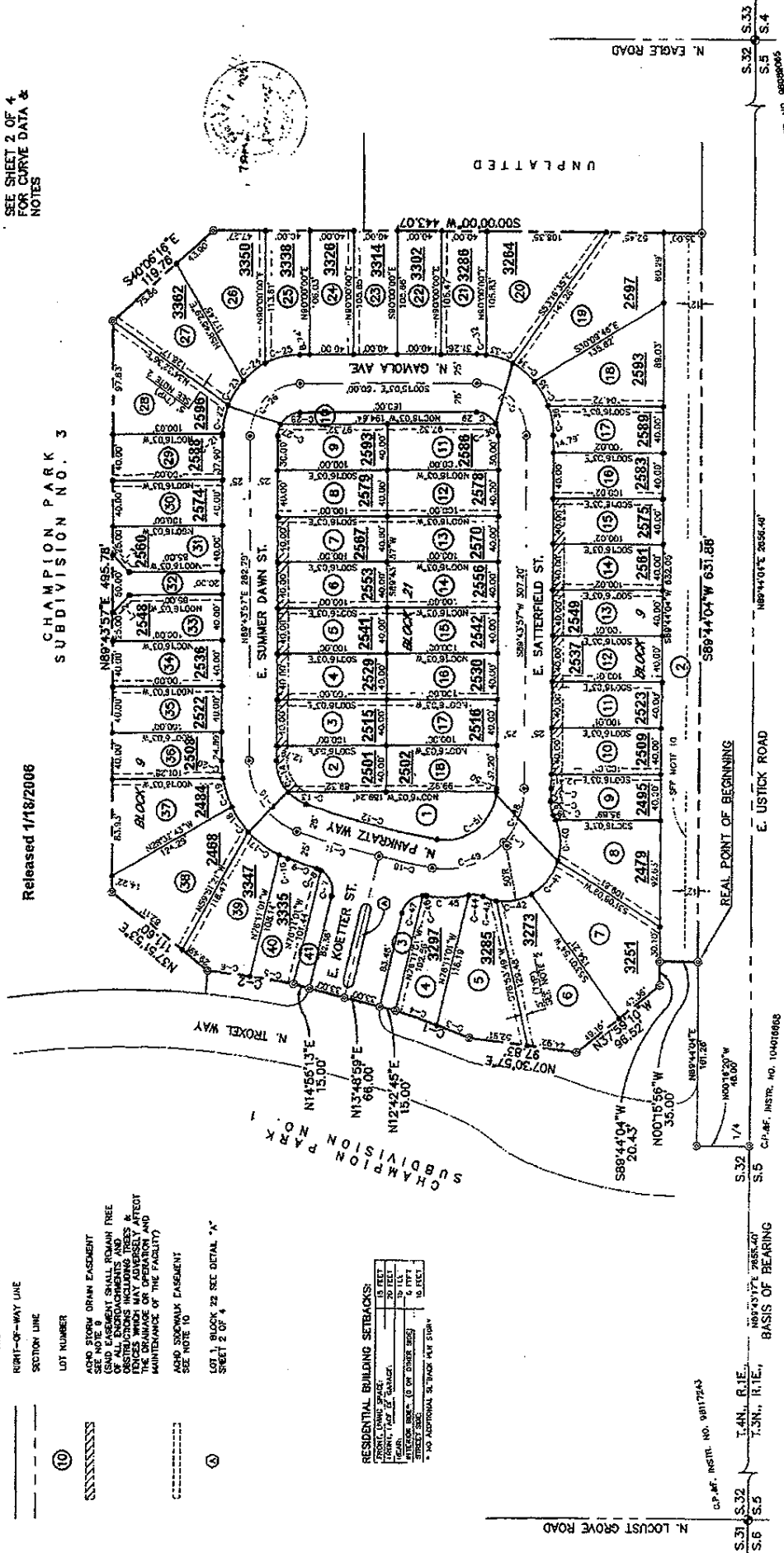
LINE	BEARING	LENGTH
L-1	N11°41'46.2" E	2.00'
L-2	N45°19'09" W	21.21'
L-3	S14°49'57" W	21.21'



SCALE: 1" = 60'
SEE SHEET 2 OF 4 FOR CURVE DATA & NOTES

Released 1/18/2008

CHAMPION PARK SUBDIVISION NO. 3



C.P.M.F. INSTR. NO. 0817243

S.32 S.32 S.32

S.5 S.5 S.5

S.6 S.6 S.6

T.4N., R.1E., T.3N., R.1E., BASIS OF BEARING

N89°43'17" W 2658.40'

N89°44'04" W 20.43'

N00°16'56" W 35.00'

N89°44'04" W 631.28'

N89°44'04" W 2656.40'

C.P.M.F. INSTR. NO. 104019683

E. USTICK ROAD

E. SATTERFIELD ST.

E. SOMMER DAWN ST.

N. GAMOLA AVE.

N. TROXEL WAY

N. PANKRATIZ WAY

E. KOETTER ST.

UNPLATTED

N. EAGLE ROAD

C.P.M.F. INSTR. NO. 08088066