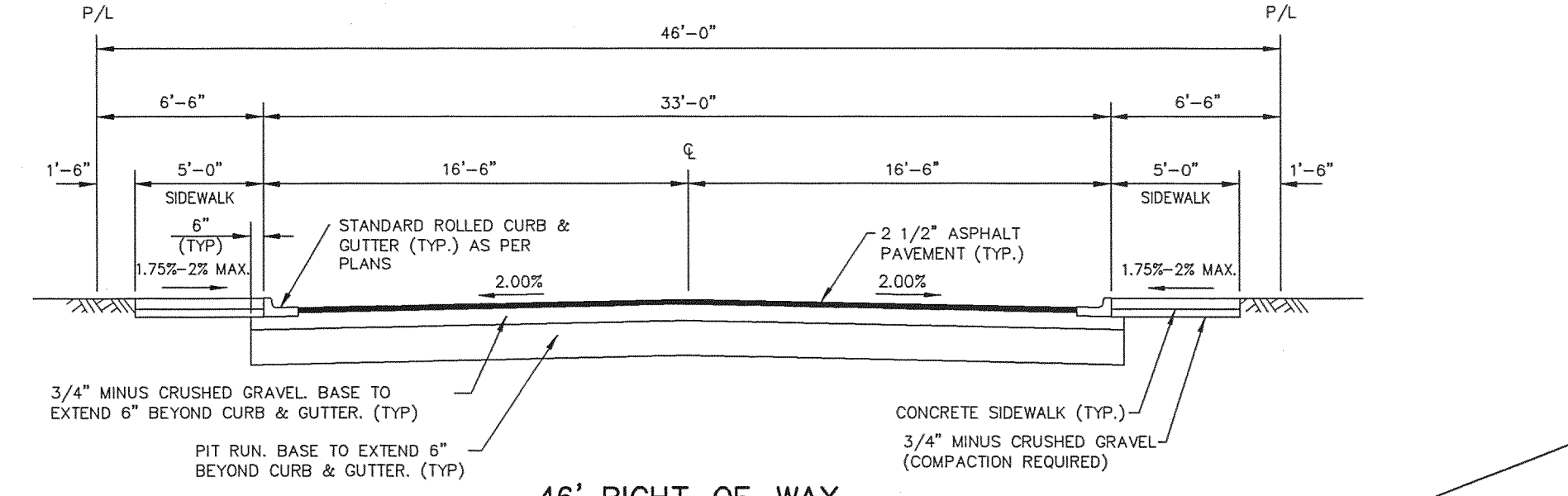
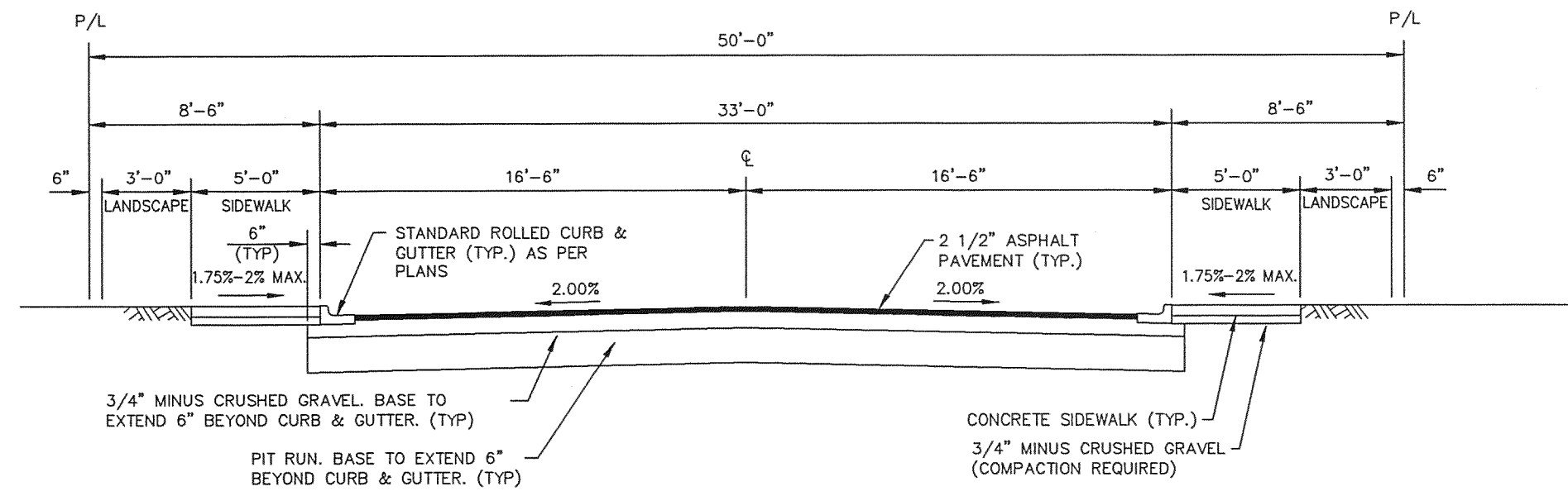


**Legend**

- FOUND BRASS OR ALUMINUM CAP
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Parcel Curve Table					
SEGMENT	LENGTH	RADIUS	DELTA	CH BRG	CH LEN
C1	120.75'	175.69'	39.22°43'	S37°06'41\"/>	118.39

**Development Contacts:**

**OWNER**  
 BOSLAU FAMILY TRUST  
 3800 W. PINE AVE.  
 MERIDIAN, IDAHO 83642

**CIVIL ENGINEER**  
 THE LAND GROUP, INC.  
 462 E. SHORE DRIVE, SUITE 100  
 EAGLE, IDAHO 83616  
 PHONE: 208.939.4041  
 CONTACT: GENE SMITH, PE

**SERVICE PROVIDERS**  
 SEWER: CITY OF MERIDIAN  
 WATER: CITY OF MERIDIAN

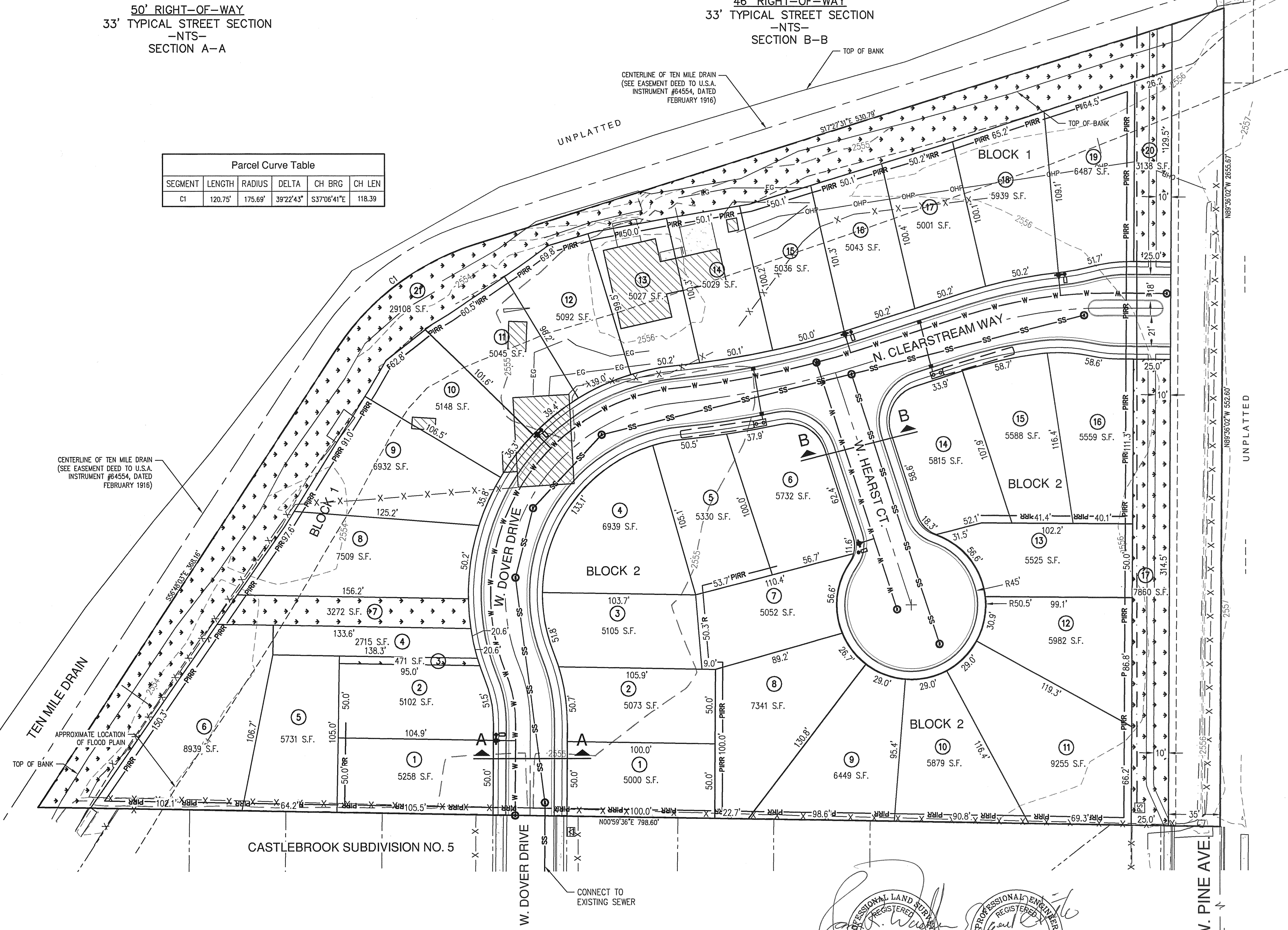
**General Notes:**

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND THE SUBDIVISION EXTERIOR BOUNDARY HAVE A TWELVE-FOOT (12') WIDE PERMANENT PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
2. ALL INTERIOR SIDE LOT LINES HAVE A FIVE (5') FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT.
3. ALL REAR LOT LINES HAVE A TEN-FOOT (10') WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT.
4. ALL HOMES SHALL BE BUILT ON-SITE.
5. LOTS 3, 7, 20 & 21, BLOCK 1 & LOT 17, BLOCK 2 ARE COMMON LOTS FOR LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. DRAINAGE DISPOSAL SHALL BE VIA SUBSURFACE FACILITIES OR DISCHARGE TO THE TEN MILE DRAIN AS APPROVED BY ACHD AND THE DRAINAGE DISTRICT.
7. A PRESSURIZED IRRIGATION SYSTEM OWNED AND OPERATED BY THE HOME OWNERS ASSOCIATION, WILL BE INSTALLED TO SERVE ALL LOTS.
8. 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, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
9. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

**Preliminary Plat Development Features:**

TOTAL ACRES.....	6.92 ACRES
TOTAL LOTS.....	38
SINGLE-FAMILY (SF) LOTS.....	32 - 4.69 ACRES (67.75%)
COMMON AREA LOTS.....	3 - 0.74 ACRES (10.75%)
COMMON ACCESS LOTS.....	1 - 0.06 ACRES (0.90%)
COMMON AREA LOTS ON PINE @ 50%.....	2 - 0.13 ACRES (1.83%)
*PLANTER LANDSCAPING.....	0.01 ACRES (0.16%)
OPEN SPACE TOTAL.....	0.89 ACRES (12.73%)
RESIDENTIAL GROSS DENSITY.....	4.63 (SF LOTS/TOTAL ACRES)
EXISTING ZONING.....	RUT

\* LANDSCAPE ISLANDS



**PRELIMINARY PLAT**  
 HORIZONTAL SCALE: 1" = 40'

PROFESSIONAL LAND SURVEYOR  
 REGISTERED  
 7880  
 8-29-2013  
 STATE OF IDAHO  
 JAMES R. WASHINGTON

PROFESSIONAL ENGINEER  
 REGISTERED  
 7529  
 8-29-2013  
 STATE OF IDAHO  
 EUGENE P. SMITH

C 1/4 CORNER SECTION 10 FOUND 5/8" PLS 11118

Revisions

Project Name: **CREEKSTONE SUBDIVISION**

Sheet Title: **PRELIMINARY PLAT**

Sheet No.: **1**

Project No.: 113110  
 Date of Issuance: 08/30/2013  
 Designed by: JMH  
 Checked by: GPS

THE LAND GROUP INCORPORATED  
 462 East Shore Drive, Suite 100  
 Eagle, Idaho 83616  
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IDAHO EAGLE

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