



Planning & Development Services

Boise City Hall, 2nd Floor Phone: 208/384-3830
 150 N. Capitol Boulevard Fax: 208/384-3753
 P. O. Box 500 TDD/TTY: 800/377-3529
 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: SUB17-00041 **Hearing Date:** NOV 2017
X-Ref: **Hearing Body:** Planning and Zoning Commission
Address: 529 & 535 S 15th STREET **Transmittal Date:** 9/15/17
Applicant: ENERGREEN DEVELOPMENT COMPANY, LLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-38

Boise City

- Police
- Fire
- Public Works
- Public Works-Subs
- Public Works-Solid Waste
- Public Works-April Wing
- Public Works-Hillside
- Public Works-Floodplain
- Parks-Jennifer Tomlinson
- Forestry
- City Clerk-Susan Churchman
- Airport
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control
- Legal
- PDS-Building Dept
- PDS-Noticing Copy

Ada County

- ACHD
- Commissioners
- 911 (Sheriff Dispatch)
- Development Services-Jason Boal
- COMPASS-Carl Miller
- COMPASS-Eric Adolfsen
- Parks & Waterways-Scott Koberg

Idaho State

- Transportation District III
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- West Ada School District

Sewer Districts

- West Boise Sewer

Utilities

- Idaho Power
- Century Link
- United Water
- Chevron Pipeline
- Capitol Water Corporation
- Cable One
- Intermountain Gas

Irrigation Districts

- Nampa & Meridian
- New York Irrigation*
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation*
- Board of Control*
- Drainage District # _____
- Other _____

Miscellaneous

- Boise Postmaster*
- CCDC
- CDHD
- Union Pacific Railroad
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

#201 Subdivision

Property Information

Address

Street Number: 535 and 529	Prefix: S.	Street Name: 15th Street	Unit #: 			
Subdivision name: Riverside Addition	Block: 6	Lot: 1-4	Section: 9	Township: 3N	Range: 2E	Zoning: C-3DD
Parcel Number: R7476000406	Additional Parcel Numbers: R7476000416					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Tim	Last Name: Nau		
Company: Energreen Development Company LLC			
Address: 217 Jussila Bow Place	City: McCall	State: ID	Zip: 83638
E-mail:	Phone Number:	Cell:	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Penelope	Last Name: Constantikes Riley		
Company: Riley Planning Services LLC			
Address: P.O. Box	City: Boise	State: ID	Zip: 83701
E-mail: penelope@rileyplanning.com	Phone Number: 208.908.1609	Cell:	Fax:

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SEP 11 2017

PLANNING & DEVELOPMENT SERVICES

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name:	Last Name:		
Company:			
Address:	City:	State:	Zip:
E-mail:	Phone Number:	Cell:	Fax:

SUB 17-00041

1. Type of Application:

Preliminary Final Preliminary/Final

2. Proposed Subdivision/Condominium Name:

River Street Lofts Condominiums

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

Please list all previously approved or currently associated file(s):

CVA16-00071; PUD16-00035

4. Subdivision/Condominium Features:

Number of buildable lots/units: Buildable lots/units per acre:

Number of common lots/units: Zoning Classification:

Total acres in subdivision:

5. Building Program:

Number of Existing Buildings: Number of Existing Buildings to Remain:

Type of Existing Buildings: Residential Commercial Industrial Mixed Use

 If Residential What Type? Single Family Townhouse Duplex Multi-Family

Type of Proposed Buildings: Residential Commercial Industrial Mixed Use

 If Residential What Type? Single Family Townhouse Duplex Multi-Family

6. Waivers or Modifications:

Are any waivers/modifications being requested from the Subdivision Ordinance? Yes No CVA already approved.

If yes, please include a detailed explanation in your letter.
An additional waiver/modification review fee must be paid at the time of submittal.

7. Private Streets:

Are private streets proposed? Yes No

If yes, please provide justification in the letter of explanation.
An additional private street review fee must be paid at the time of submittal.

SUB 17-00041

8. Public Streets:

Number of new public streets proposed:

N/A

9. Floodways & Hillside:

Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

11. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

The undersigned declares that the above provided information is true and accurate.
The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

P. Riley

Date:

9/6/17

SUB 17-00041



P.O. Box 405
Boise, ID 83701
1602 West Hays Street,
Suite 102
208.908.1609

September 6, 2017

Mr. Leon Letson, Associate Subdivision/Current Planner
Boise City Planning and Zoning Department
150 N. Capital Blvd.
Boise, ID 83702

**RE: RIVER STREET LOFTS CONDOMINIUMS
COMBINED PRELIMINARY / FINAL PLAT APPLICATION**

Dear Mr. Letson:

On behalf of Mr. Tim Nau, Energreen Development Company LLC, please accept the attached application and submittal materials for the River Street Lofts Condominiums Preliminary and Final Plats.

Applications for a Variance and a Planned Unit Development, CVA16-00071 and PUD16-00035, were submitted to the City of Boise and approved by the Planning & Zoning Commission on December 5, 2016. The purpose of the Variance was to reduce the front and interior property line setbacks.

The preliminary and final plats reflect the conditions of approval for the Variance and Planned Unit Development CUP.

Please do not hesitate to contact me if you have any questions or need additional materials.

Best regards,

RILEY PLANNING SERVICES LLC

P. Riley

Penelope Constantikes Riley
Principal

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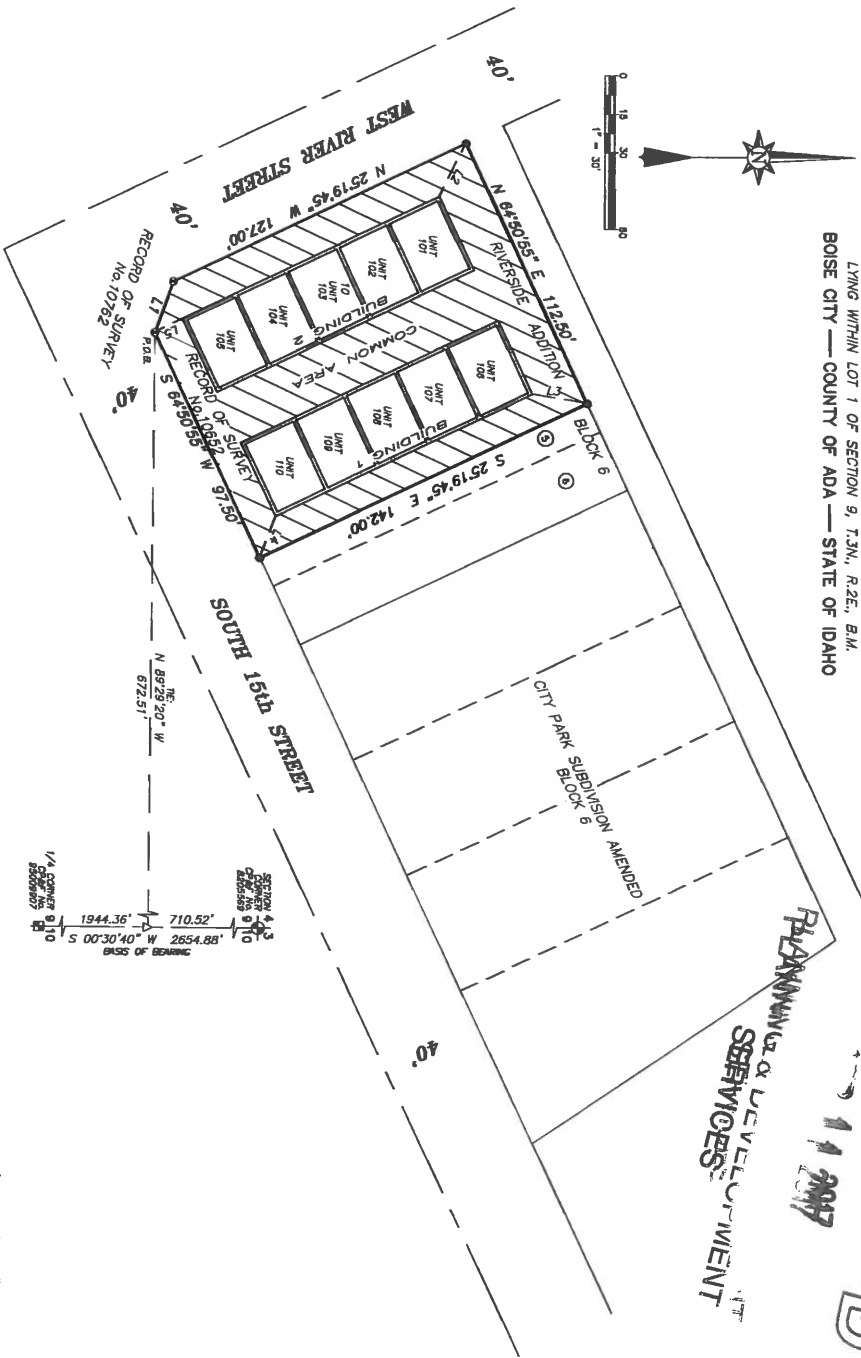
SEP 11 2017

PLANNING & DEVELOPMENT
SERVICES

SUB 17-00047

PRELIMINARY PLAT

LOTS 1-4 AND THE SOUTHWEST 1/2 OF LOT 5, BLOCK 9, RIVERSIDE ADDITION,
 BOOK 1 OF PLATS, PAGE 13, ADA COUNTY RECORDS.
 LYING WITHIN LOT 1 OF SECTION 9, T.3N., R.2E., B.M.
 BOISE CITY — COUNTY OF ADA — STATE OF IDAHO



- CONDOMINIUM NOTES:**
1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 35, OF IDAHO CODE.
 2. ANY AMENDMENTS TO THIS CONDOMINIUM SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF AMENDMENT, OR AS ALLOWED BY ANY CONDITIONAL USE.
 3. THE USES, RESPONSIBILITIES AND OBLIGATIONS OF THE UNITS AND COMMON AREAS AND THE STANDARDS OF A "UNIT" IS AS DESCRIBED IN THE CONDOMINIUM DECLARATIONS FOR CULTURAL DISTRICT CONDOMINIUMS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER.
 4. NO CONDOMINIUM UNIT SHALL BE DIVIDED OR ADJUSTED WITHOUT COMPLYING WITH PROVISIONS OF BOISE CITY CODE.
 5. DIRECT VEHICULAR ACCESS TO THE PUBLIC STREETS IS PROHIBITED EXCEPT WHERE SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
 6. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3809, AND 31-3805 ARE NOT APPLICABLE.
 7. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY CUP-0006. ALL LOT AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ORDAINANCE (OR AS SPECIFICALLY APPROVED BY CUP-0006).
 8. ANY AMENDMENTS TO THIS CONDOMINIUM SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF AMENDMENT, OR AS ALLOWED BY CONDITIONAL USE.
 9. THE FIRST FLOOR EXTERIOR CORNERS TO THE BUILDING SURVEY TIES SHOWN ARE TO BE MAINTAINED.
 10. FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE AND COMMON AREAS, LIMITED COMMON AREAS AND COMMON/CROSS ACCESS, INGRESS-EGRESS AND PARKING BASEMENTS, SEE THE CONDOMINIUM DECLARATION AS FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. _____.
 11. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS DESCRIBED IN THE DECLARATIONS. IN THE EVENT OF DISCREPANCY BETWEEN THE DECLARATION, PLAT OR LANS OR DEED MOVEMENT OF THE BUILDING AND BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR DEED, AND THE ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTRELINE
- LOT LINE
- TIE LINE
- PARCEL LINE
- COMMON AREA

● BRASS CAP MONUMENT
 ○ ALUMINUM CAP
 ○ FOUND 5/8" IRON PIN, AS NOTED
 ○ SET 5/8" IRON PIN, PLS 11463
 ○ FOUND MAGNETIC COPPER CAP
 ○ IN CONCRETE
 △ CALCULATED POSITION

REFERENCES

R1 = RECORD OF SURVEY No. 3439
 R2 = RECORD OF SURVEY No. 10782

BASIS OF BEARING

FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 9 T.3N., R.2E., B.M.

LINE BEARING	DISTANCE
S 89°29'30" W	672.51'
S 00°30'40" W	2654.88'
S 00°30'40" W	1944.36'
S 89°29'30" W	710.52'
S 00°30'40" W	12.18'

Accurate Surveying & Mapping

Nathan J. Dang
 Nathan J. Dang, P.L.S. 11463

1802 W. Henry St., Suite 308
 Boise, Idaho 83708
 (208) 488-4827

WWW.ACCURATEMAPPING.COM

JOB NO. 17-146
 DRAWN BY: PGL
 SHEET: 1 OF 10

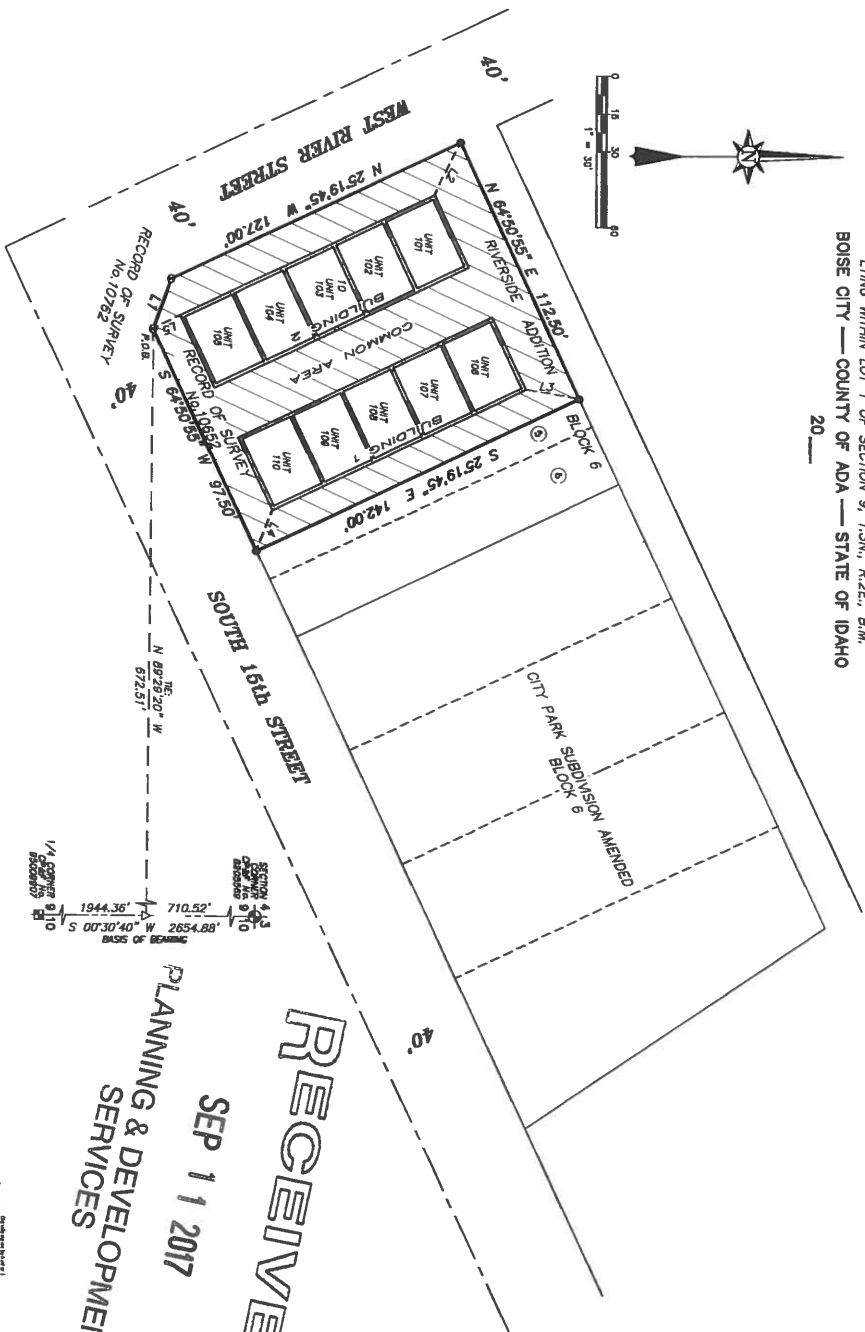
17-00041 SUB

RIVER STREET LOFT CONDOMINIUMS

LOTS 1-4 AND THE SOUTHWEST 1/2 OF LOT 5, BLOCK 6, RIVERSIDE ADDITION,
 BOOK 1 OF PLATS, PAGE 13, ADA COUNTY RECORDS,
 LYING WITHIN LOT 1 OF SECTION 9, T.3N., R.2E., B.M.
 BOISE CITY — COUNTY OF ADA — STATE OF IDAHO
 20__

- CONDOMINIUM NOTES:**
1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, OF IDAHO CODE.
 2. ANY AMENDMENTS TO THIS CONDOMINIUM SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE AMENDMENT, AS ALLOWED BY ANY CONDITIONAL USE.
 3. THE USES, RESPONSIBILITIES AND RELATIONSHIPS OF THE UNITS AND "UNITS" IS AS DESCRIBED IN THE CONDOMINIUM DECLARATIONS FOR CULTURAL DISTRICT CONDOMINIUMS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER.
 4. NO CONDOMINIUM UNIT SHALL BE DIVIDED OR ADJUSTED WITHOUT COMPLYING WITH PROVISIONS OF BOISE CITY CODE.
 5. DIRECT VEHICULAR ACCESS TO THE PUBLIC STREETS IS PROHIBITED EXCEPT WHERE SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
 6. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
 7. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE ADA COUNTY ENGINEER. STANDARDS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE (OR AS SPECIFICALLY APPROVED BY CUP-00006)
 8. ANY AMENDMENTS TO THIS CONDOMINIUM SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF AMENDMENT, OR AS ALLOWED BY CONDITIONAL USE.
 9. BUILDING SURVEY TIES SHOWN ARE TO THE FIRST FLOOR EXTERIOR CORNERS.
 10. FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE AND RELATIONSHIPS OF THE UNITS AND COMMON AREA, LIMITED COMMON AREA AND COMMON/CROSS ACCESS, EASEMENTS SEE THE CONDOMINIUM DECLARATION AS FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. _____
 11. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS DESCRIBED IN THE CONDOMINIUM DECLARATIONS, IN INTERPRETING THE DECLARATION, PLAT OR PHYSICAL BOUNDARIES OF THE UNITS AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHALL BE CONSIDERED. UNITS ARE TO BE BUILT AND BOUNDARIES EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, OR DEED RECORDS OF SETTLING OR RECONSTRUCTION OF THE BUILDING AND RECORDS WITHIN OR OUTSIDE OF THE PLAT OR PLATS OR DEED, AND THE ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - CENTRELINE
 - LOT LINE
 - THE LINE
 - PANEL LINE
 - COMMON AREA
- SHEET INDEX**
- | SHEET | DESCRIPTION |
|-------|----------------------------------|
| 1 | SURVEY DATA & NOTES |
| 2 | PLAT VIEW UNITS 101-106, LEVEL 1 |
| 3 | PLAT VIEW UNITS 101-106, LEVEL 2 |
| 4 | PLAT VIEW UNITS 101-106, LEVEL 3 |
| 5 | ELEVATIONS FACING WEST |
| 6 | ELEVATIONS FACING WEST |
| 7 | ELEVATIONS FACING SOUTH |
| 8 | ELEVATIONS FACING NORTH |
| 9 | CENTRICITIES OF OWNERS |
| 10 | APPROXIMATIONS |
- REFERENCES**
- R1 = RECORD OF SURVEY NO. 3438
 R2 = RECORD OF SURVEY NO. 10762
- BASIS OF BEARING**
- 5/8" CORNER AT BENEVOLENT CORNER AND N/4 CORNER OF SECTION 9, T.3N., R.2E., B.M.
- LINE TABLE**
- | LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1 | N 89°28'20" W | 710.52' |
| 2 | S 00°30'40" W | 2654.88' |
| 3 | S 63°14'13" W | 233.50' |
| 4 | S 87°11'11" W | 14.53' |
| 5 | S 89°44'08" W | 7.13' |



Accurate Surveying & Mapping

1602 W. Hays St., Suite 306
 Boise, Idaho 83702
 (208) 488-4227
 WWW.ADCOUNTYLSURVEYS.COM

Nathan J. Dang
 Registered Professional Surveyor
 No. 11463
 State of Idaho

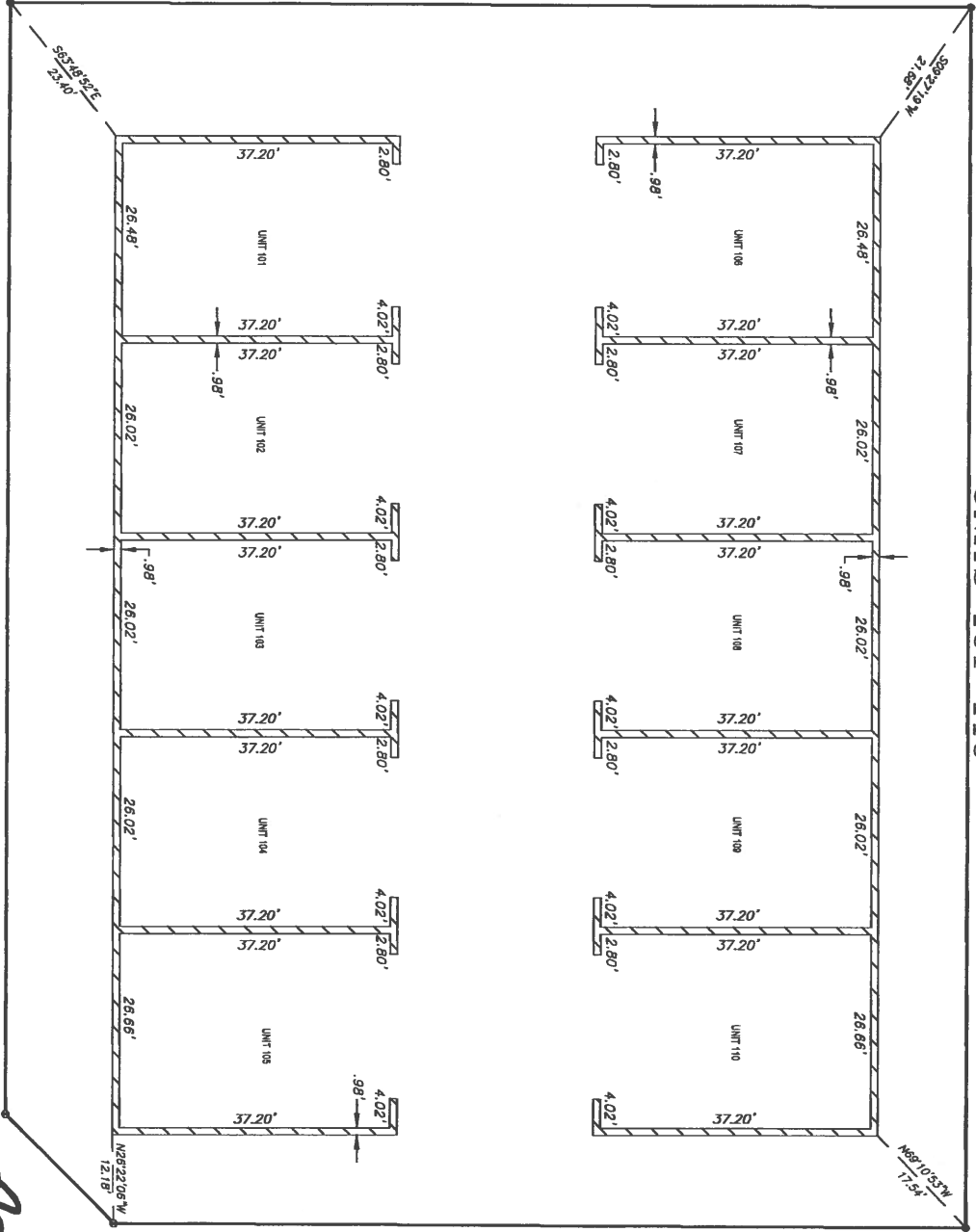
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PLANNING & DEVELOPMENT SERVICES

JOB NO. 17-146
 DRAWN BY: PDL
 SHEET: 1 OF 10

RIVER STREET LOFT CONDOMINIUMS
LEVEL 1 FLOOR PLAN
UNITS 101-110



LEGEND

- BOUNDARY LINE
- - - - - THE LINE
- ▨ COMMON AREA
- FOUND 3/8" IRON PIN, AS NOTED
- FOUND MARONITO COPPER CAP
- IN CONCRETE
- UNITS UNIT NUMBER

0 5 10 20
1" = 10'



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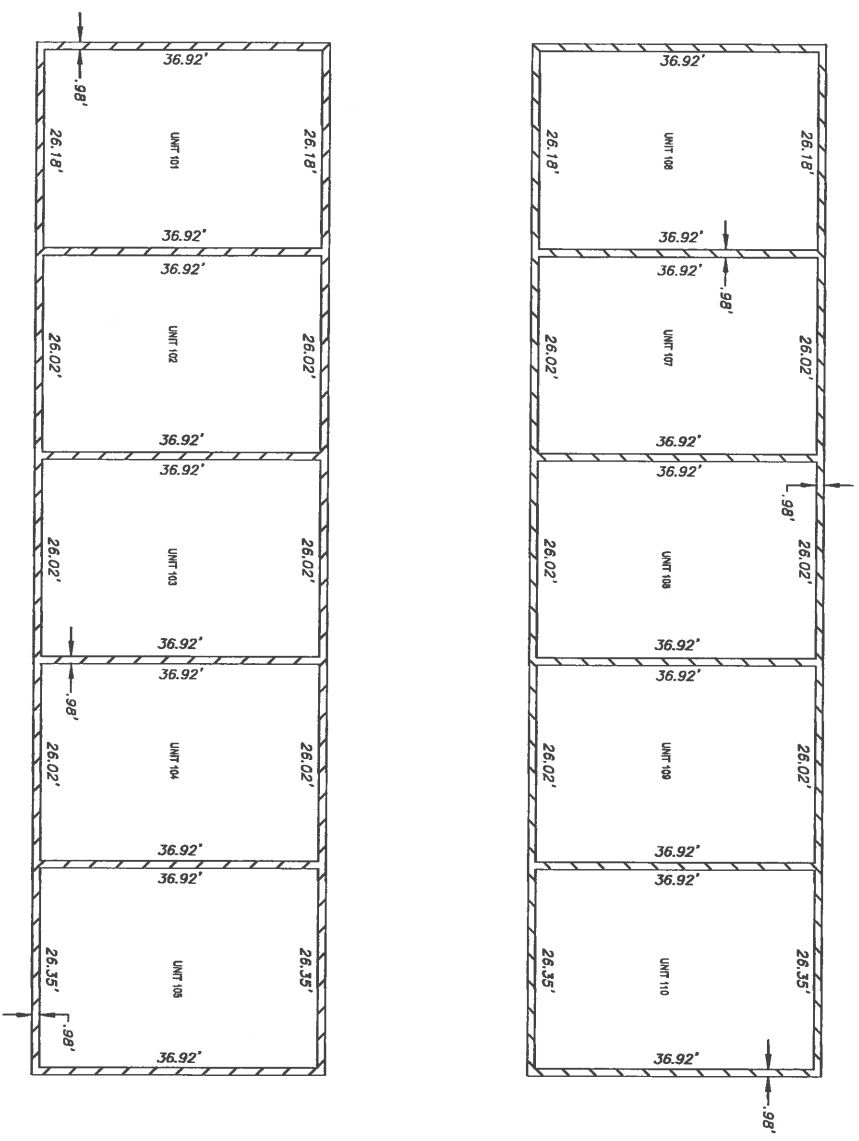
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 (208) 488-4287
 WWW.ACCURATESURVEYING.COM

JOB NO.	17-148
DRAWN BY:	PO.L
SHEET:	2 OF 10

Nathan
 J. Dang
 11463
 PROFESSIONAL SURVEYOR

SUB 17-00041

RIVER STREET LOFT CONDOMINIUMS
LEVEL 2 FLOOR PLAN
UNITS 101-110



LEGEND

COMMON AREA
 UNIT NUMBER

0 5 10 20
 1" = 10'



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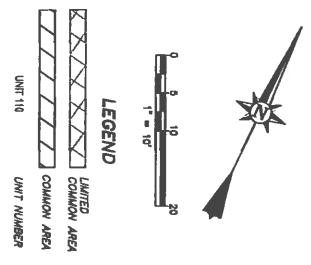
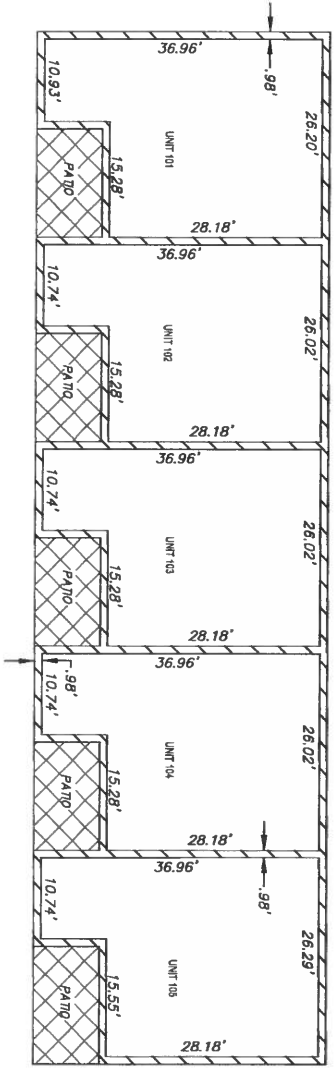
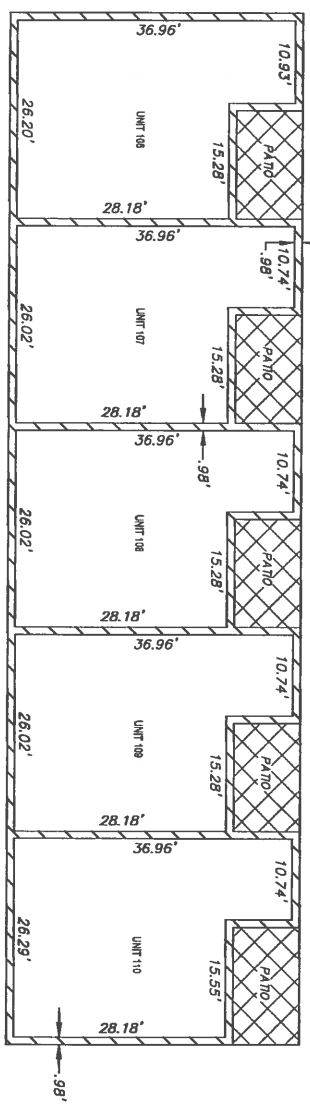
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 (208) 488-4227
 www.AccurateSurveying.com

Nathan
 J. Dang
 463
 PROFESSIONAL ENGINEER
 STATE OF IDAHO

JOB NO.	17-148
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SUB 17-00047

RIVER STREET LOFT CONDOMINIUMS
LEVEL 3 FLOOR PLAN
UNITS 101-110



SUB 17-00041



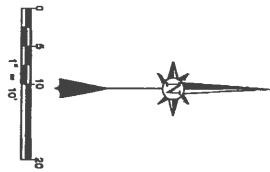
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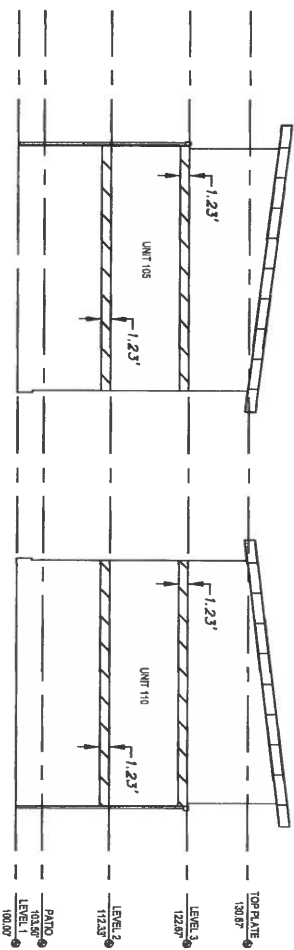
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SHEET:	4 OF 10

Nathan
 J. Dang
 Nathan L. Dang
 PLS 11163
 2008
 11163

RIVER STREET LOFT CONDOMINIUMS EXTERIOR ELEVATIONS FACING EAST



LEGEND
 COMMON AREA
 UNIT NUMBER



SUB 17-00041

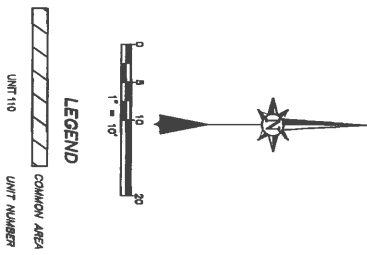


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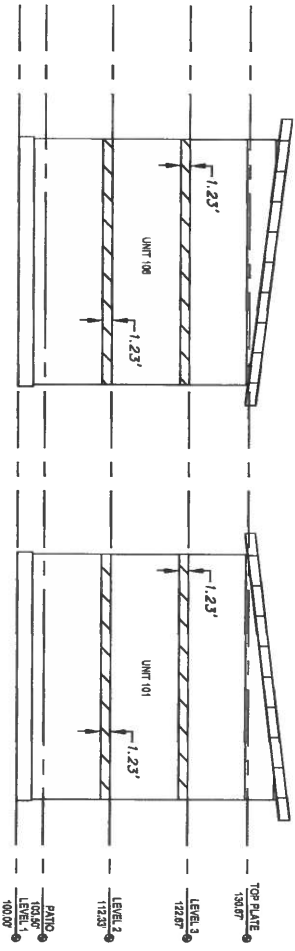
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SHEET:	5 of 10

Nathan
 J. Dang
 Nathan Dang
 1463
 PROFESSIONAL SURVEYOR
 STATE OF IDAHO
 LICENSE NO. 11508

RIVER STREET LOFT CONDOMINIUMS
EXTERIOR ELEVATIONS
FACING WEST



LEGEND
 COMMON AREA
 UNIT NUMBER



SUB 17-0



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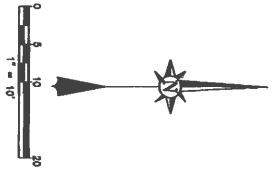
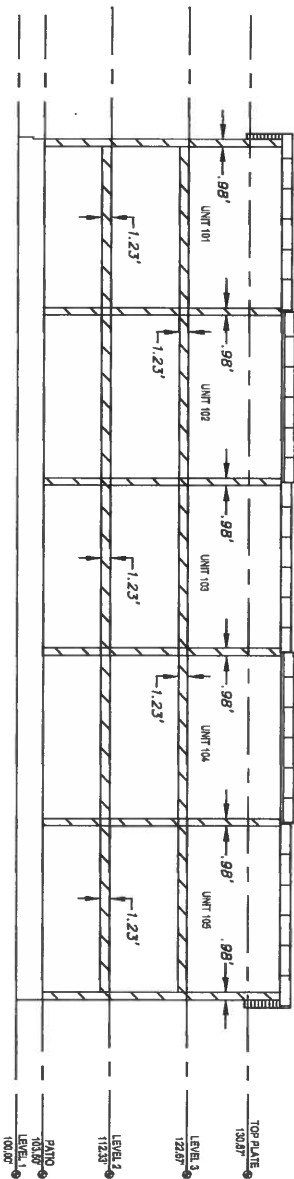
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SHEET	9 OF 10

Nathan J. Dang
 Nathan J. Dang
 163
 PREPARED BY
 11.18.08

RIVER STREET LOFT CONDOMINIUMS

EXTERIOR ELEVATIONS

FACING SOUTH



LEGEND

COMMON AREA

UNIT NUMBER

SUB
17-00041



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JOB NO.	17-146
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SHEET	7 OF 10

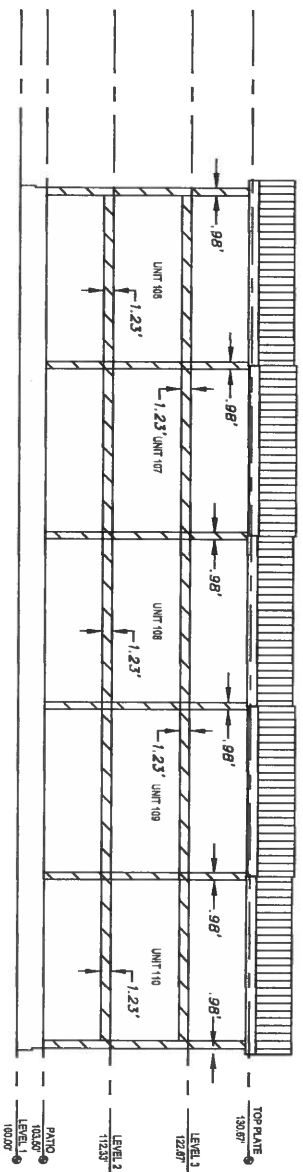
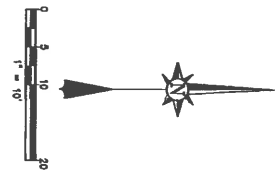
Nathan
Professional Engineer
No. 11463
Boise, Idaho

J. Dang
Professional Engineer
No. 11463
Boise, Idaho

RESIDENT

Boise, Idaho

RIVER STREET LOFT CONDOMINIUMS EXTERIOR ELEVATIONS FACING NORTH



SUB 17-0



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Surveying &
Mapping

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Boise, Idaho 83702
(208) 488-4227
www.accuratesurveying.com

JOB NO.	17-148
DRAWN BY	PdL
SHEET	8 OF 10

Nathan
J. Dang
1463
PROFESSIONAL ENGINEER

RIVER STREET LOFT CONDOMINIUMS

TOPOGRAPHIC AND BOUNDARY SURVEY FOR TIM MAU
 LOTS 1-4 AND THE SOUTHWEST 1/2 OF LOT 5, BLOCK 6, RIVERSIDE ADDITION,
 BOOK 1 OF PLATS, PAGE 113, ADA COUNTY RECORDS.
 LYING WITHIN LOT 1 OF SECTION 9, T.3N., R.2E., E.M.
 BOISE CITY — COUNTY OF ADA — STATE OF IDAHO

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS, THAT ENERGREEN DEVELOPMENT COMPANY, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW AND IT IS SAID COMPANY'S INTENTION TO INCLUDE SAID PROPERTY IN THIS CONDOMINIUM PLAN.

A portion of land being a portion of Lot 1 in Block 6 of Riverside Addition as recorded in Book 1 of Plats of Page 113, Records of Ada County and parcel 2 East of the Boise Meridian, Boise City, Ada County, Idaho being more particularly described as follows:

- Commencing at the found brass cap monument at the northeast corner of said Section 9, from which the found aluminum cap monument of the East M corner of said Section 9 bears S 00° 30' 40" W a distance of 2634.86 feet to a found magnetic copper cap labeled PLS 11463 on the northwesterly lot line; 20° W a distance of 672.61 feet to a found magnetic copper cap labeled PLS 11463 at the most southern corner of said Lot 1, the POINT OF BEGINNING;
 - Thence N 70° 14' 25" W for a distance of 21.23 feet to a found magnetic copper cap labeled PLS 11463 on the northwesterly lot line;
 - Thence N 25° 19' 45" W for a distance of 127.00 feet to a found 5/8" iron pin labeled PLS 11463 on the northwesterly lot line;
 - Thence N 64° 50' 55" E for a distance of 112.50 feet to a found 5/8" iron pin labeled PLS 11463 on the northwesterly lot line;
 - Thence S 26° 19' 45" E for a distance of 142.00 feet to a found 5/8" iron pin labeled PLS 11463 on the southwesterly lot line;
 - Thence S 64° 50' 55" W along the southwesterly lot line for a distance of 97.50 feet to the POINT OF BEGINNING.
- Parcel contains 0.364 acres and 15,683 square feet, more or less.

THE EASEMENTS INDICATED ON THIS PLAN ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED AND NO PERMANENT STRUCTURE OR OTHER USES AS PERMANENT RECORDS ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL LOTS WITHIN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER FROM SIEZ LOTS 10440, AND SEZ WATER DAND HAS AGREED IN WRITING TO SERVE ALL LOTS.

THE MAU, DRAWING MEMBER _____ DATE _____

ACKNOWLEDGMENT

STATE OF IDAHO }
 COUNTY OF ADA } ss
 ON THIS DAY OF JULY IN THE YEAR 2011, I, NATHAN J. DANG, A REGISTERED SURVEYOR IN THE STATE OF IDAHO, HAVE PREPARED THIS PLAN FOR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF ENERGREEN DEVELOPMENT COMPANY, AND I HAVE BEEN DULY SWORN AND ACKNOWLEDGED TO ME EXECUTED THE SAME. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
 MY COMMISSION EXPIRES _____
 RESIDING IN _____

CERTIFICATE OF SURVEYOR

I, NATHAN J. DANG, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF IDAHO AND THAT THIS PLAN AS DESCRIBED IN THE STATE OF BEGINNING HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE POINTS PLATTED HEREON, AND THAT I AM A REGISTERED SURVEYOR IN CONFORMANCE WITH THE OWNER PERPETUATION AND FILING ACT, IDAHO CODE SS-1601 THROUGH 95-1612.

Nathan J. Dang
 J. Dang
 NATHAN J. DANG

 PLS 11463



Accuracy
 Surveying &
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JOB NO.	17-148
DRAWN BY:	PGL
SHEET:	9 OF 10

UB 17-00041

