A PLAT SHOWING
RIVER TERRACE SUBDIVISION

LOCATED IN THE
NE1/4 AND THE NE1/4 OF THE SE1/4 SECTION 31,
THE NW1/4 OF THE SW1/4, AND THE NW1/4 SECTION 32
T.7N., R.2E., B.M., BOISE COUNTY, IDAHO
2007

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.

3. AN EASEMENT TWELVE (12) FEET IN WIDTH IS HEREBY RESERVED FOR PUBLIC UTILITIES, IN ACCORDANCE WITH BOISE COUNTY ORDINANCE 2006-02, CHAPTER 5, SECTION V, E.1.

4. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (UBC) AS REGULATED BY BOISE COUNTY.

5. AN EASEMENT TWELVE (12) FEET IN WIDTH INSIDE AND ADJACENT TO THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION IS HEREBY RESERVED FOR UTILITY PURPOSES.

6. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT THE PRIOR APPROVAL OF THE APPROPRIATE HEALTH AUTHORITY AND THE BOISE COUNTY COMMISSIONERS.

7. THE DEVELOPER SHALL COMPLY WITH 31-3805, IDAHO CODE PERTAINING TO THE TRANSFER OF WATER RIGHTS.

8. THE ROADS PLATTED HEREON ARE PRIVATE COMMON USE ROADS AND THEREFORE NO COUNTY SERVICE, OTHER THAN EMERGENCY SERVICE WILL BE PROVIDED. SUBJECT TO ORDINANCES IN EFFECT AT THE TIME THIS SUBDIVISION IS RECORDED.

9. BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE COMMON USE ROADS PLATTED HEREON.

10. CONDITIONS, COVENANTS AND RESTRICTIONS ARE IN EFFECT FOR THIS SUBDIVISION, RECORDED AS INST. NO. _____

11. A MINIMUM 60.00' WIDE ROADWAY EASEMENT CENTERED ON THE CENTERLINE OF ALL ROADWAYS IS HEREBY RESERVED. INCLUDING THOSE ADDITIONAL PORTIONS OF SHOEMAKER LANE AS DEFINED HEREON TO ENCOMPASS THE CUT AND FILL SLOPES OF THE ROADWAY. SAID EASEMENT IS ALSO RESERVED FOR UTILITIES, DRAINAGE AND SNOW STORAGE.

12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SUPPLY SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.

13. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

LEGEND

- BOUNDARY LINE
- QUARTER SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LOT LINES
- FOUND BRASS CAP MONUMENT
- ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR (OR AS NOTED)
- SET 5/8"x 30" REBAR PLS "5618"
- CALCULATED POINT (NO PIN SET OR FOUND)

200 100 0 200 400
HORIZONTAL SCALE IN FEET

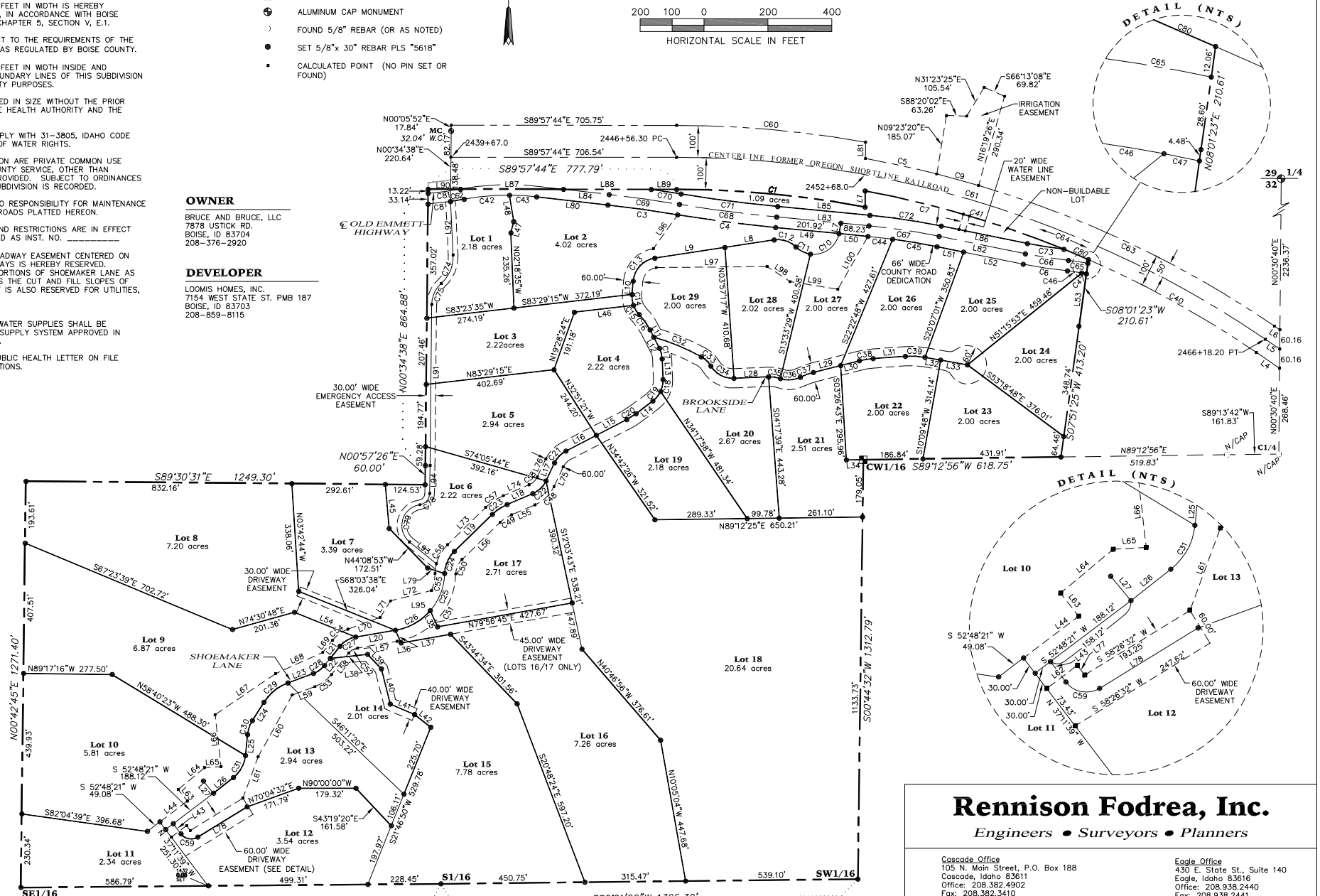
OWNER

BRUCE AND BRUCE, LLC
7878 USTICK RD.
BOISE, ID 83704
208-376-2920

DEVELOPER

LOOMIS HOMES, INC.
7154 WEST STATE ST. PMB 187
BOISE, ID 83703
208-859-8115

PROFESSIONAL LAND SURVEYOR REGISTERED 5618 STATE OF IDAHO ROBERT W. FODREA



PUBLIC LANDS - ANY ENCROACHMENT REQUIRES PRIOR WRITTEN AUTHORIZATION FROM BLM'S AUTHORIZED OFFICER

Rennison Fodrea, Inc.
Engineers • Surveyors • Planners

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