

VALA HALA INDUSTRIAL PARK NO.3 SUBDIV.

A TRACT OF LAND IN THE SE 1/4 OF SECTION 24, T.3N., R.1E., B.M., ADA COUNTY, ID.

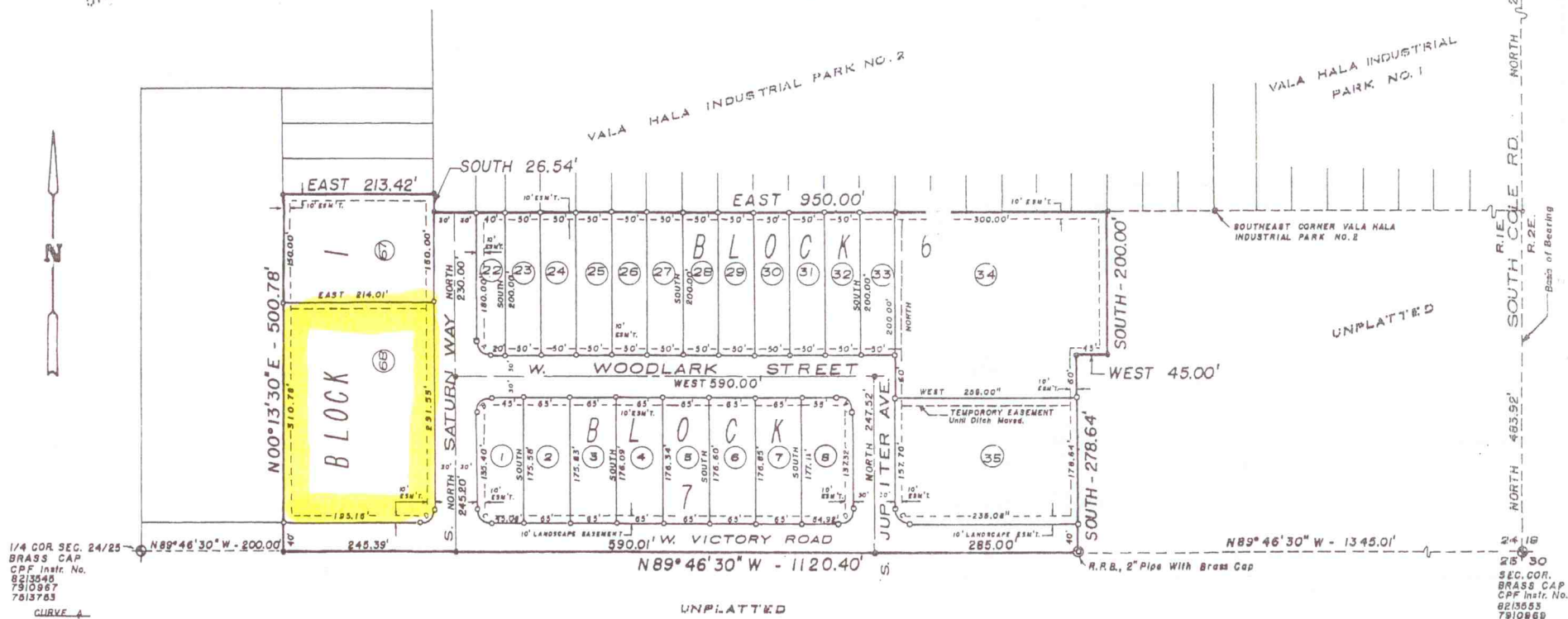
B. & A. Engineers, Inc., 619 Grove St., Boise, ID 83702

- 1985 -

0 50 100 200 300
SCALE IN FEET

1/4 COR. SEC. 24/19
BRASS CAP
CPF Instr. No.
7910966
7643296
7640687

UNPLATTED



CURVE A

R = 20'
Δ = 90°00'
T = 20.00'
L = 31.42'
LC = 28.28'
N 45°00'W

CURVE B

R = 20'
Δ = 90°00'
T = 20.00'
L = 31.42'
LC = 28.28'
N 45°00'E

CURVE C

R = 20'
Δ = 89°46'30"
T = 19.92'
L = 31.34'
LC = 28.23'
N 44°53'15"W

CURVE D

R = 20'
Δ = 90°13'30"
T = 20.08'
L = 31.49'
LC = 28.34'
S 45°06'45"W

NOTES

DRAIN FIELD RESTRICTION FOR BLK. 1:
NO SEPTIC TANK OR DRAIN FIELD SHALL
BE INSTALLED WITHIN 100 FEET OF
5-MILE DRAIN.

BUILDING SETBACKS:

BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN
COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS
OF ADA COUNTY OR BOISE CITY.

CONDITIONAL USE PERMIT REQUIRED:

A CONDITIONAL USE PERMIT MUST BE APPLIED FOR AND
APPROVED BY THE ADA COUNTY ZONING COMMISSION
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY
INDIVIDUAL USE WITHIN THIS SUBDIVISION. ALL TRACTS
FOR INDIVIDUAL USE MUST COMPLY WITH THE MINIMUM
DIMENSIONAL STANDARDS OF THE APPLICABLE ZONING
REGULATIONS OF ADA COUNTY OR BOISE CITY.

ACCESS RESTRICTION FOR BLOCKS 1, 6 AND 7:

TRAFFIC ACCESS TO VICTORY ROAD SHALL BE RESTRICTED
TO WOODLARK STREET JUPITER AVENUE, AND SATURN WAY, ONLY.
Except for Lots 1, 2, 3, and 4 of Block 7, All Building Sites Shall
Contain Not Less Than 100' of Frontage on a Public Right-of-Way.

ALL STORM DRAIN STRUCTURES ON PRIVATE PROPERTY
SHALL BE MAINTAINED BY ADJACENT AND UNDERLYING
PROPERTY OWNERS

LEGEND

2 BLOCK NUMBER

7 LOT NUMBER

• 5/8" x 30" STEEL PIN

• 1/2" x 24" STEEL PIN

--- UTILITY, IRRIGATION AND/OR
DRAINAGE EASEMENT

SANITARY RESTRICTIONS IN FORCE
DATE: June 25, 1985

Nancy Goodwin
ADA COUNTY

THIS MAP IS FURNISHED AS AN ACCOMMODATION
STRICTLY FOR THE PURPOSES OF GENERALLY
LOCATING THE LAND. IT DOES NOT REPRESENT A
SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS
AS TO THE SIZE, AREA OR ANY OTHER
FACTS RELATED TO THE LAND SHOWN HEREON.

DWG. NO. CWB-840518
SHEET 1 of 2