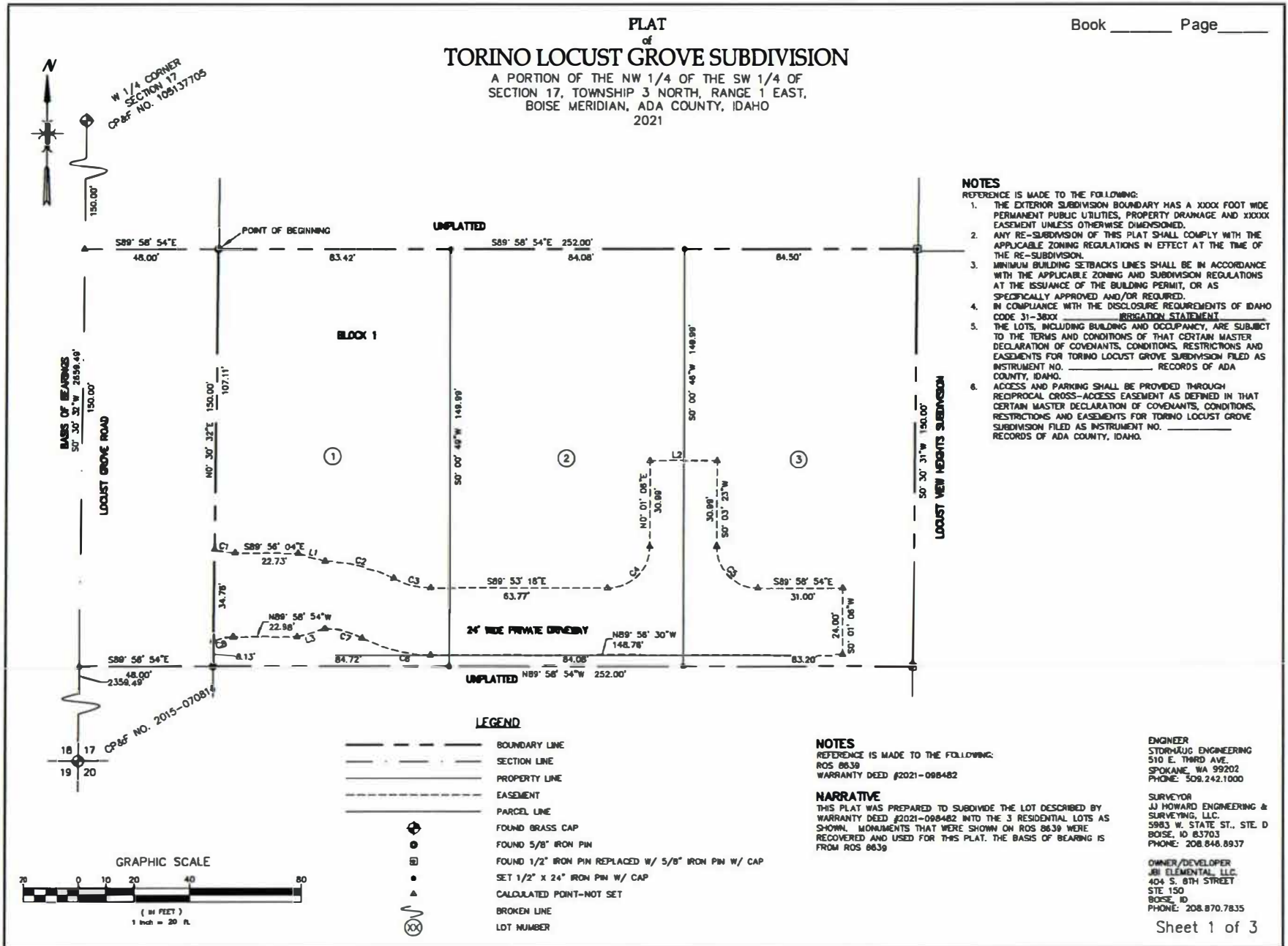


EXHIBIT B

PLAT of TORINO LOCUST GROVE SUBDIVISION

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO
2021



NOTES

- REFERENCE IS MADE TO THE FOLLOWING:
1. THE EXTERIOR SUBDIVISION BOUNDARY HAS A XXXX FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND XXXXX EASEMENT UNLESS OTHERWISE DIMENSIONED.
 2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 3. MINIMUM BUILDING SETBACKS LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
 4. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-38XX _____ IRRIGATION STATEMENT _____
 5. THE LOTS, INCLUDING BUILDING AND OCCUPANCY, ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TORINO LOCUST GROVE SUBDIVISION FILED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
 6. ACCESS AND PARKING SHALL BE PROVIDED THROUGH RECIPROCAL CROSS-ACCESS EASEMENT AS DEFINED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TORINO LOCUST GROVE SUBDIVISION FILED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT
- PARCEL LINE
- ⊕ FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- ⊠ FOUND 1/2" IRON PIN REPLACED W/ 5/8" IRON PIN W/ CAP
- SET 1/2" X 24" IRON PIN W/ CAP
- ▲ CALCULATED POINT-NOT SET
- ⋈ BROKEN LINE
- ⓧ LOT NUMBER

NOTES

REFERENCE IS MADE TO THE FOLLOWING:
ROS 8639
WARRANTY DEED #2021-098482

NARRATIVE

THIS PLAT WAS PREPARED TO SUBDIVIDE THE LOT DESCRIBED BY WARRANTY DEED #2021-098482 INTO THE 3 RESIDENTIAL LOTS AS SHOWN. MONUMENTS THAT WERE SHOWN ON ROS 8639 WERE RECOVERED AND USED FOR THIS PLAT. THE BASIS OF BEARING IS FROM ROS 8639

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