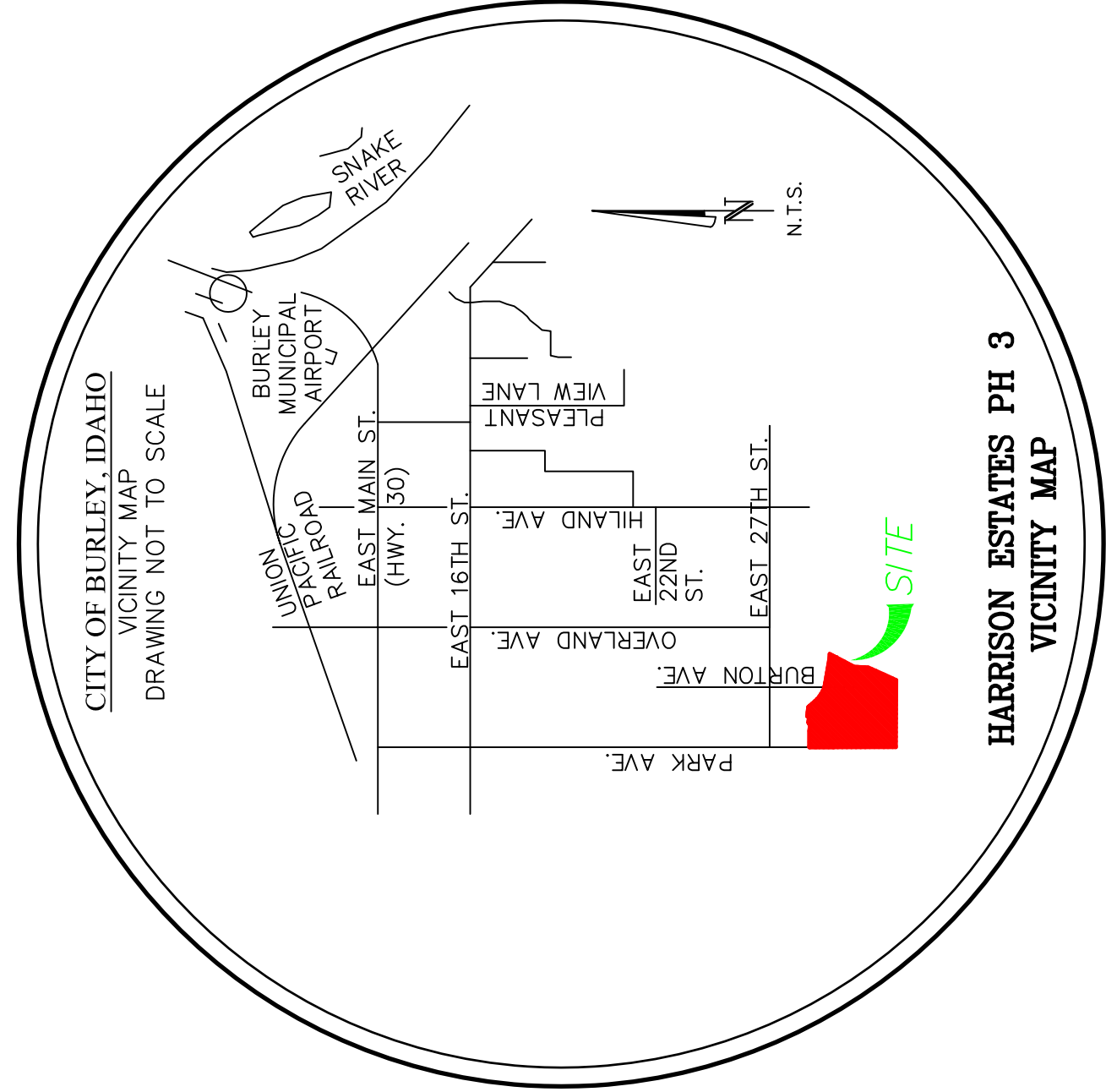
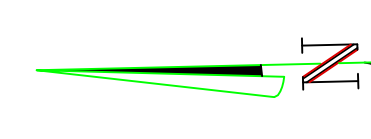




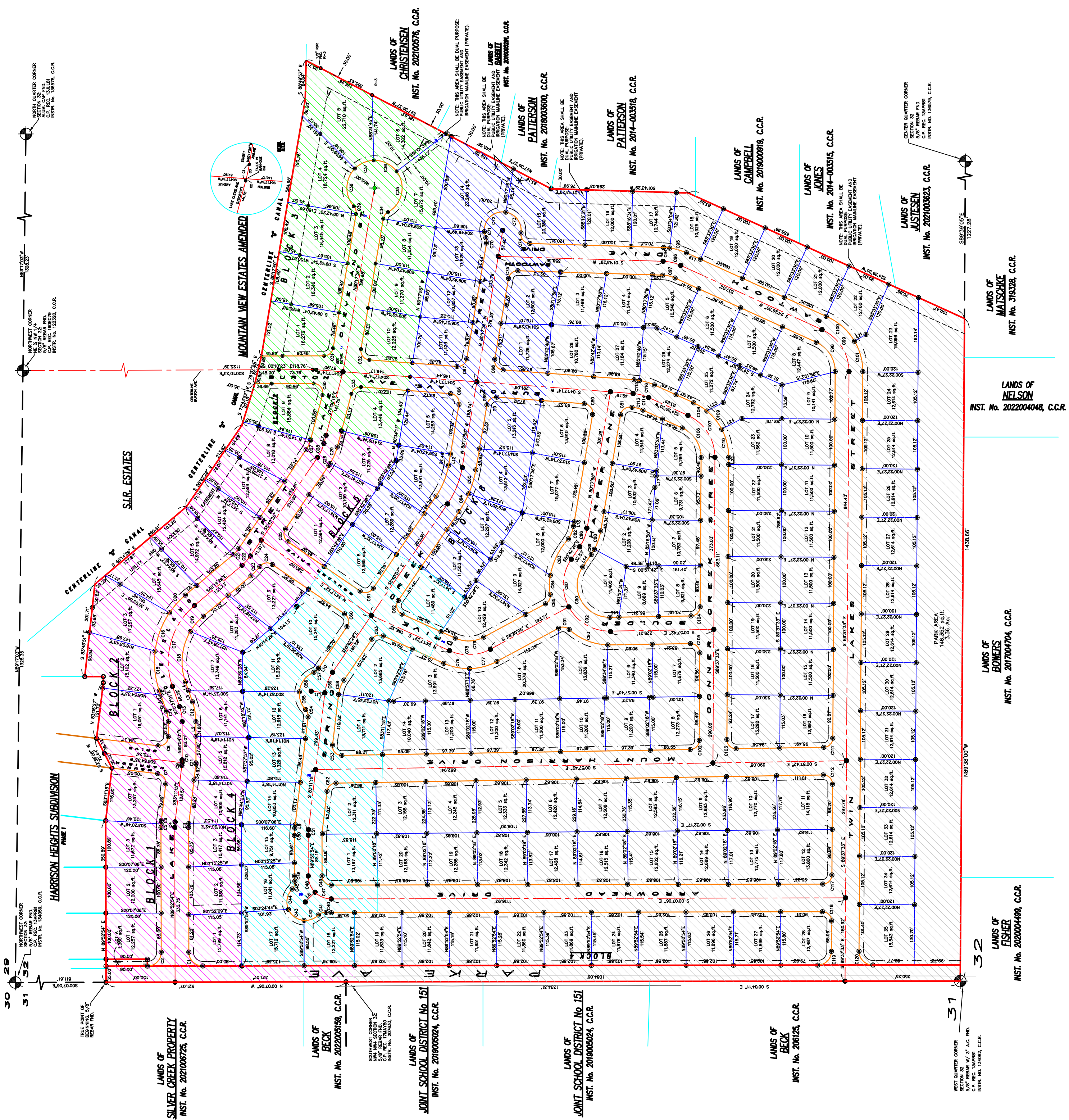
PRELIMINARY PLAT
~ HARRISON ESTATES SUBDIVISION ~
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
A PART OF THE NW1/4
— SECTION 32 —
TOWNSHIP 10 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
CASSIA COUNTY, IDAHO
THE LANDS OF HORIZON DEVELOPMENT LLC
OF RECORD
INST. No. 2018004673, C.C.R.

- LEGEND**
- = 1/2" REBAR WITH L.S. CAP SET
 - = 5/8" REBAR WITH L.S. CAP SET
 - = REBAR FOUND AS INDICATED
 - ⊕ = SECTION CORNER FOUND OR SET AS INDICATED
 - = LOT BOUNDARY LINE POINT AS INDICATED
 - M.C.R. = MINIDOKA COUNTY RECORDS
 - = SUBJECT PROPERTY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY LINE
 - = SECTION OR SECTION SUBDIVISION LINE
 - = PUBLIC UTILITY EASEMENT AND ACCESS LINE
 - = CENTERLINE
 - = DUAL PURPOSE EASEMENT LINE AS INDICATED

- HARRISON ESTATES, PHASE 1
RECORDED SEPT. 13, 2021
AS INST. No. 2018-004512, C.C.R.
- HARRISON ESTATES, PHASE 2
RECORDED SEPT. 13, 2021
AS INST. No. 2021004685, C.C.R.
- HARRISON ESTATES, PHASE 3A
RECORDED SEPT. 13, 2021
AS INST. No. 2022005176, C.C.R.
- HARRISON ESTATES, PHASE 3B
CURRENTLY UNDER CONSTRUCTION
- HARRISON ESTATES
FUTURE PLANNED DEVELOPMENT



SCALE: 1" = 150'



OWNERS & SUBOWNERS

PROPERTY OWNERSHIP:
HARRISON ESTATES, INC.
413 SOUTH 50 WEST
BURLEY, ID 83318
(208) 436-3714

SUBOWNER:
HARRISON ESTATES, INC.
413 SOUTH 50 WEST
BURLEY, ID 83318
(208) 436-3714

ENGINEER:
LANDRUM & ASSOCIATES, INC.
525 F. STREET
RUPERT, ID 83350
(208) 436-3714

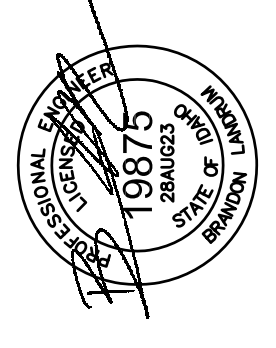
SURVEYOR:
DARR MOON PEPPLES
525 F. STREET
RUPERT, ID 83350
(208) 436-3714

ZONING INFORMATION

EXISTING ZONING - R21 LIMITED MULTIPLE RESIDENTIAL
MIN. LOT AREA - 6,500 S.F.
MIN. LOT WIDTH - 40'
MAX. BUILDING HEIGHT - 40'
EXISTING LAND USE - DEVELOPED / CURRENTLY FARMED

SUBDIVISION STATISTICS

DESIGNABLE LOT - 60' WIDE
PAVEMENT CURB TO CURB WIDTH - 60'
5' ROLLED CURB
5' SIDEWALK



HARRISON ESTATES SUBDIVISION
PRELIMINARY PLAT
SITE OVERVIEW
LANDRUM AND ASSOCIATES INC.
CIVIL ENGINEERING AND LAND SURVEY
525 F. STREET RUPERT, IDAHO 83350
PHONE (208) 436-3714
PROJECT No. 23-058
AUGUST 2023
SHEET 1 OF 3

