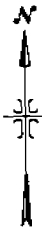


SILVERADO RANCH NO. 1 SUBDIVISION

LOCATED IN PORTIONS OF THE
 SW 1/4 OF THE SE 1/4 OF SECTION 31, T.3N., R.3E., B.M., AND THE
 N 1/2 OF THE N 1/2 AND THE SE 1/4 OF THE NW 1/4 OF
 SECTION 6, T.2N., R.3E., B.M.,
 BOISE, ADA COUNTY, IDAHO
 1994

• HUBBLE ENGINEERING, INC. •
 BOISE, IDAHO



SCALE: 1" = 100'

LEGEND

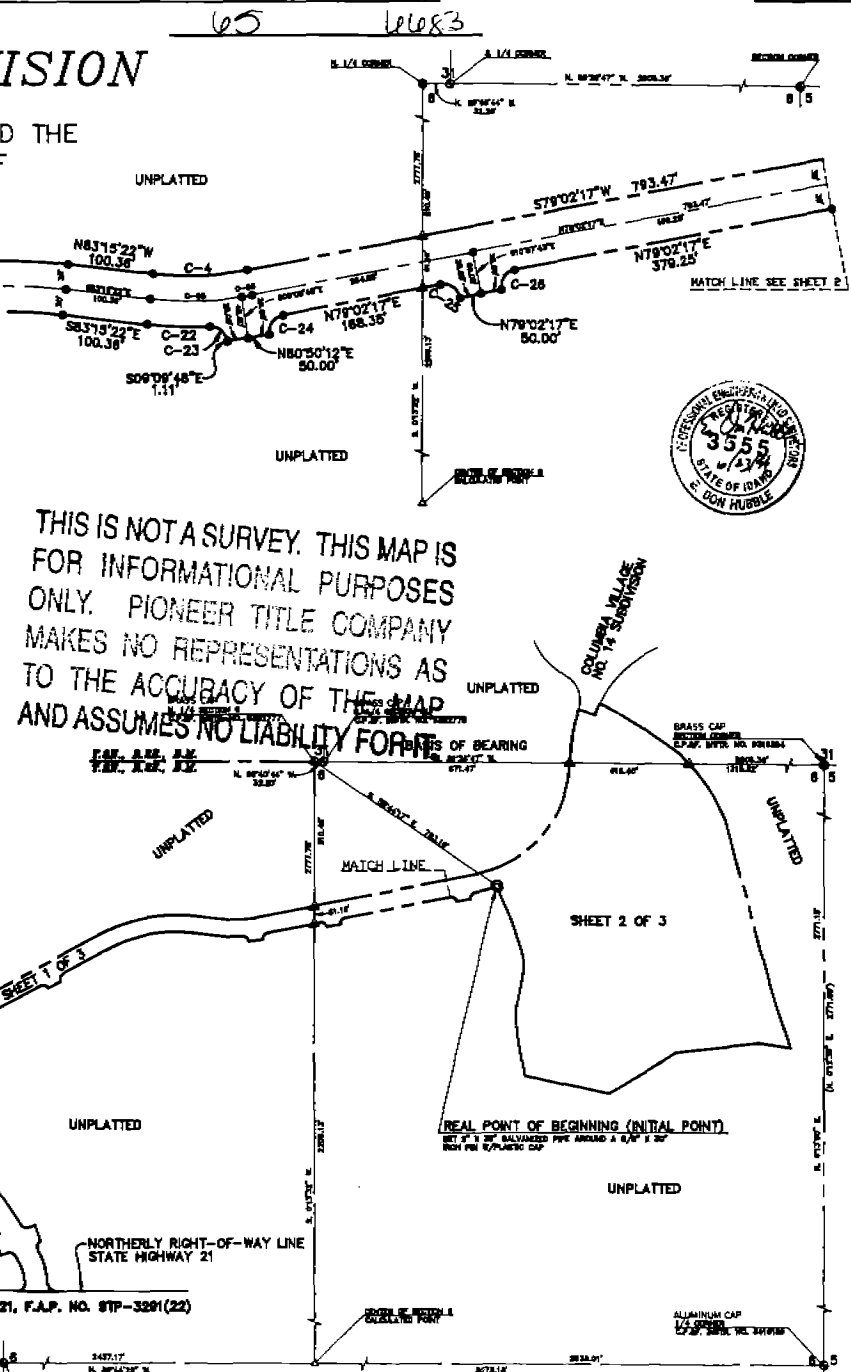
- FOUND BRASS OR ALUMINUM CAP
- SET 1/8" X 30" IRON PIN WITH PLASTIC CAP
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- FOUND 5/8" IRON PIN WITH PLASTIC CAP
- ▲ SET 5/8" X 30" IRON PIN WITH ALUMINUM CAP (ACCORDING TO POINT ON SECTION LINE AND/OR 1/4 SECTION LINE)
- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - CENTERLINE
- - - PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE
- ① LOT NUMBER
- ▲ SOLAR LOT
- ▲ SHADE RESTRICTED LOT
- ▲ SOLAR & SHADE RESTRICTED LOT

NOTES:

- 1) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF RESUBMITTAL OF THE BUILDING PERMIT.
- 2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT SIDE FURNISHMENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION, DRAINAGE AND BOISE CITY STREET LIGHT EASEMENT.
- 3) ANY RESUBMISSION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBMISSION.
- 4) EACH SIDE OF COMMON LOT LINES HAVE A (10) FOOT PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION AND DRAINAGE EASEMENT.
- 5) RESPONSIBILITY FOR ALL DRAINAGE AND IRRIGATION FACILITIES OUTSIDE THE PUBLIC ACCESS RIGHT-OF-WAY IS HELD WITH THE LOT OWNER ON WHOSE LAND SAID DRAINAGE AND IRRIGATION FACILITIES ARE CONSTRUCTED.
- 6) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 1, 21, 32 AND NO. BLOCK 2.
- 7) LOTS 1, 21, 32, AND NO. BLOCK 1 AND LOT 1, BLOCK 2 ARE HEREBY DESIGNATED AS COMMON LANDSCAPE AND RECREATION LOTS AND AS PREFERRED WALKWAY AND BIWAY EASEMENT, AND ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE HOMEOWNERS ASSOCIATION AS PROVIDED IN THE COVENANTS, COVENANTS AND RESTRICTIONS OF SILVERADO RANCH NO. 1 SUBDIVISION.
- 8) THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 2233425 AND NO BUILDING PERMITS SHALL BE ISSUED OR ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 2233425 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 9) SOLAR AND SHADE RESTRICTED LOTS ARE AS DEFINED BY THE BOISE CITY SUBDIVISION ORDINANCE.
- 10) IDAHO CODE 31-3008 IS UNAPPLICABLE AS THERE IS NO IRRIGATION TO THE PROPERTY.
- 11) NO DIRECT LOT ACCESS TO EAST GRAND FOREST DRIVE UNLESS SPECIFICALLY APPROVED BY ACR.
- 12) ALL NEAR LOT LINES HAVE A TEN (10) FOOT SIDE PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION, AND DRAINAGE EASEMENT UNLESS NOTED OTHERWISE ON PLAT.
- 13) THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 39 AND APPENDIX CHAPTER 70 OF THE UNIFORM BUILDING CODE AS REGULATED BY THE BOISE CITY BUILDING DEPARTMENT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	260.00	111.89	36.02	110.81	N87°53'27"W	17°42'18"
C-2	290.00	125.11	40.28	121.97	N71°17'47"W	34°54'18"
C-3	330.00	153.79	50.44	149.05	N13°45'28"W	66°08'54"
C-4	20.00	31.42	20.00	20.00	N10°41'01"W	90°00'00"
C-5	20.00	31.42	20.00	20.00	S72°18'29"E	90°00'00"
C-6	20.00	31.42	20.00	20.00	N18°11'01"W	105°00'00"
C-7	20.00	31.42	20.00	20.00	S71°48'59"E	75°00'00"
C-8	160.00	80.29	42.43	84.59	N19°26'41"E	30°32'38"
C-9	30.00	45.81	28.83	44.23	N47°43'51"W	90°19'48"
C-10	20.00	31.42	15.25	24.25	N71°48'59"E	75°00'00"
C-11	160.00	80.29	42.43	84.59	N19°26'41"E	30°32'38"
C-12	11269.16	140.81	70.35	140.80	S88°37'38"E	07°46'31"
C-13	30.00	44.10	28.89	41.70	N43°17'00"W	88°00'28"
C-14	240.00	120.56	44.29	122.13	N16°15'51"W	29°58'30"
C-15	20.00	31.42	24.67	31.07	N18°48'38"E	101°56'07"
C-16	20.00	31.42	15.25	24.25	N71°48'59"E	75°00'00"
C-17	270.00	103.09	33.60	101.77	N13°45'28"W	66°08'54"
C-18	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-19	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-20	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-21	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-22	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-23	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-24	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-25	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-26	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-27	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-28	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-29	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-30	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-31	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-32	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-33	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-34	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-35	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-36	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-37	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-38	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-39	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-40	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-41	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-42	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-43	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-44	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-45	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-46	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-47	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-48	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-49	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"
C-50	20.00	31.42	20.00	20.00	N16°49'26"E	90°00'00"

STATE HIGHWAY 21, F.A.P. NO. STP-3291(22)



DEVELOPER:
GOLDEN DEVELOPMENTS CO.
 BOISE, IDAHO
 89-025-ANO

SILVERADO RANCH NO. 1 SUBDIVISION

PLAT SHOWING

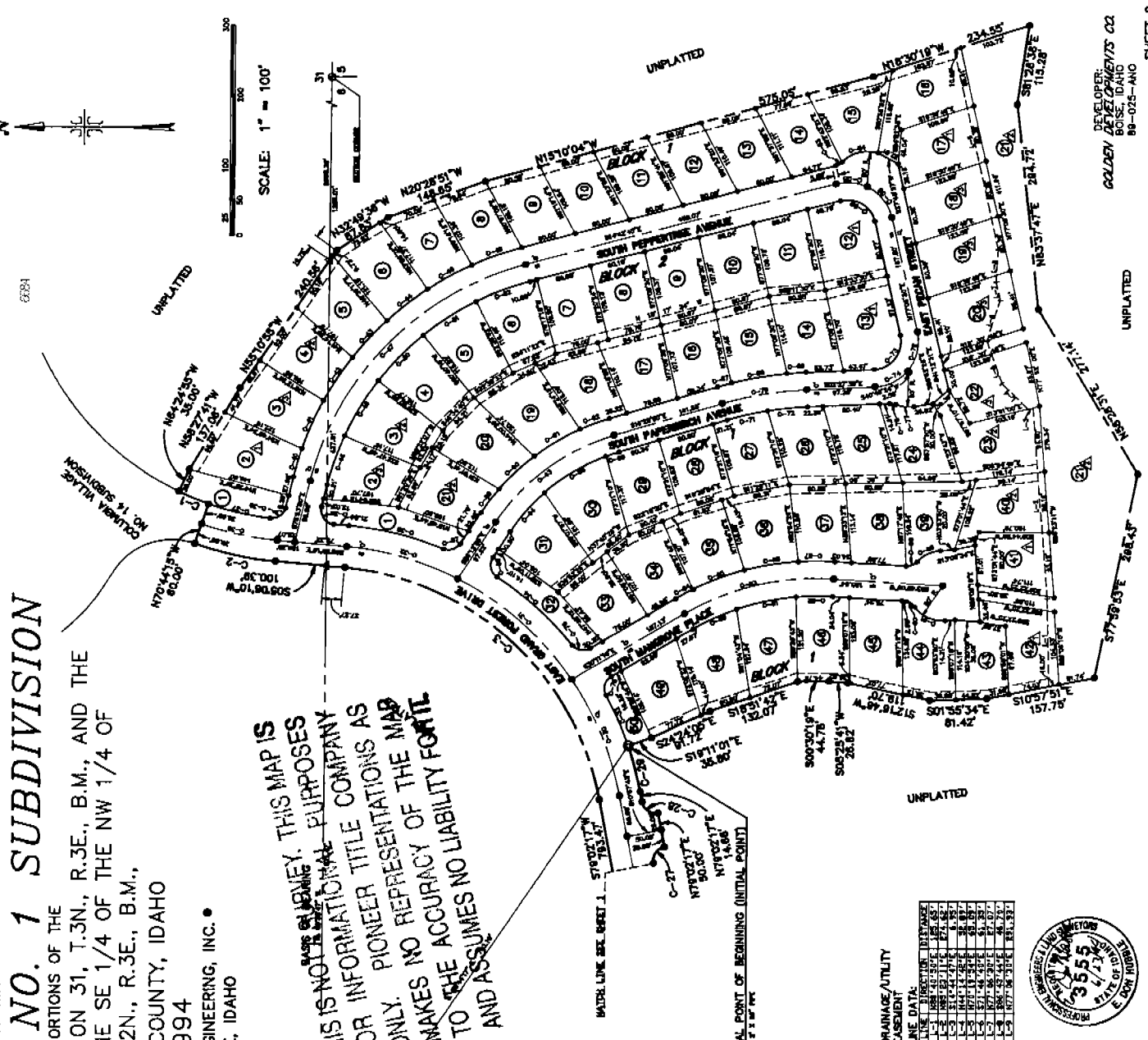
LOCATED IN PORTIONS OF THE
 SW 1/4 OF THE SE 1/4 OF SECTION 31, T.3N., R.3E., B.M., AND THE
 N 1/2 OF THE N 1/2 AND THE SE 1/4 OF THE NW 1/4 OF
 SECTION 6, T.2N., R.3E., B.M.,
 BOISE, ADA COUNTY, IDAHO
 1994

HUBBLE ENGINEERING, INC.
 BOISE, IDAHO

SEE SHEET 1 OF 3
 FOR LEGEND AND NOTES

THIS IS NOT A SURVEY. THIS MAP IS
 FOR INFORMATIONAL PURPOSES
 ONLY. PIONEER TITLE COMPANY AS
 MAKES NO REPRESENTATIONS AS
 TO THE ACCURACY OF THE MAP
 AND ASSUMES NO LIABILITY FOR IT.

CURVE DATA:	STATION	LENGTH	ANGULAR	CHORD	CHORD BEARING	DELTA	DELTA BEARING
C-1	1+00.00	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-2	2+18.89	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-3	3+37.78	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-4	4+56.67	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-5	5+75.56	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-6	6+94.45	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-7	7+133.34	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-8	8+152.23	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-9	9+171.12	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-10	10+190.01	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-11	11+208.90	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-12	12+227.79	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-13	13+246.68	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-14	14+265.57	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-15	15+284.46	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-16	16+303.35	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-17	17+322.24	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-18	18+341.13	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-19	19+360.02	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-20	20+378.91	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-21	21+397.80	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-22	22+416.69	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-23	23+435.58	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-24	24+454.47	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-25	25+473.36	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-26	26+492.25	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-27	27+511.14	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-28	28+530.03	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-29	29+548.92	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-30	30+567.81	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-31	31+586.70	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-32	32+605.59	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-33	33+624.48	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-34	34+643.37	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-35	35+662.26	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-36	36+681.15	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-37	37+700.04	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-38	38+718.93	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-39	39+737.82	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-40	40+756.71	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-41	41+775.60	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-42	42+794.49	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-43	43+813.38	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-44	44+832.27	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-45	45+851.16	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-46	46+870.05	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-47	47+888.94	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-48	48+907.83	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-49	49+926.72	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-50	50+945.61	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-51	51+964.50	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-52	52+983.39	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-53	53+1002.28	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-54	54+1021.17	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-55	55+1040.06	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-56	56+1058.95	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-57	57+1077.84	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-58	58+1096.73	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-59	59+1115.62	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-60	60+1134.51	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-61	61+1153.40	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-62	62+1172.29	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-63	63+1191.18	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-64	64+1210.07	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-65	65+1228.96	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-66	66+1247.85	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-67	67+1266.74	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-68	68+1285.63	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-69	69+1304.52	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-70	70+1323.41	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-71	71+1342.30	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-72	72+1361.19	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-73	73+1380.08	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-74	74+1398.97	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-75	75+1417.86	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-76	76+1436.75	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-77	77+1455.64	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-78	78+1474.53	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-79	79+1493.42	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-80	80+1512.31	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-81	81+1531.20	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-82	82+1550.09	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-83	83+1568.98	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-84	84+1587.87	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-85	85+1606.76	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-86	86+1625.65	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-87	87+1644.54	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-88	88+1663.43	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-89	89+1682.32	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-90	90+1701.21	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-91	91+1720.10	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-92	92+1738.99	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-93	93+1757.88	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-94	94+1776.77	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-95	95+1795.66	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-96	96+1814.55	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-97	97+1833.44	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-98	98+1852.33	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-99	99+1871.22	118.89	30.72	118.89	S111.11°E	118.89	111.11°E
C-100	100+1890.11	118.89	30.72	118.89	S111.11°E	118.89	111.11°E



DRAINAGE/UTILITY EASEMENT

LINE	DIRECTION	BEARING	WIDTH
C-1	S111.11°E	66.67	10.00
C-2	S111.11°E	66.67	10.00
C-3	S111.11°E	66.67	10.00
C-4	S111.11°E	66.67	10.00
C-5	S111.11°E	66.67	10.00
C-6	S111.11°E	66.67	10.00
C-7	S111.11°E	66.67	10.00
C-8	S111.11°E	66.67	10.00
C-9	S111.11°E	66.67	10.00
C-10	S111.11°E	66.67	10.00



DEVELOPER:
 GOLDEN DEVELOPMENTS CO.
 BOISE, IDAHO
 88-025-AHO

UNPLATTED

SHEET 2 OF 3

