BK65 PG 6686

PLAT SHOWING

SILVERADO RANCH NO. 2 SUBDIVISION

LOCATED IN

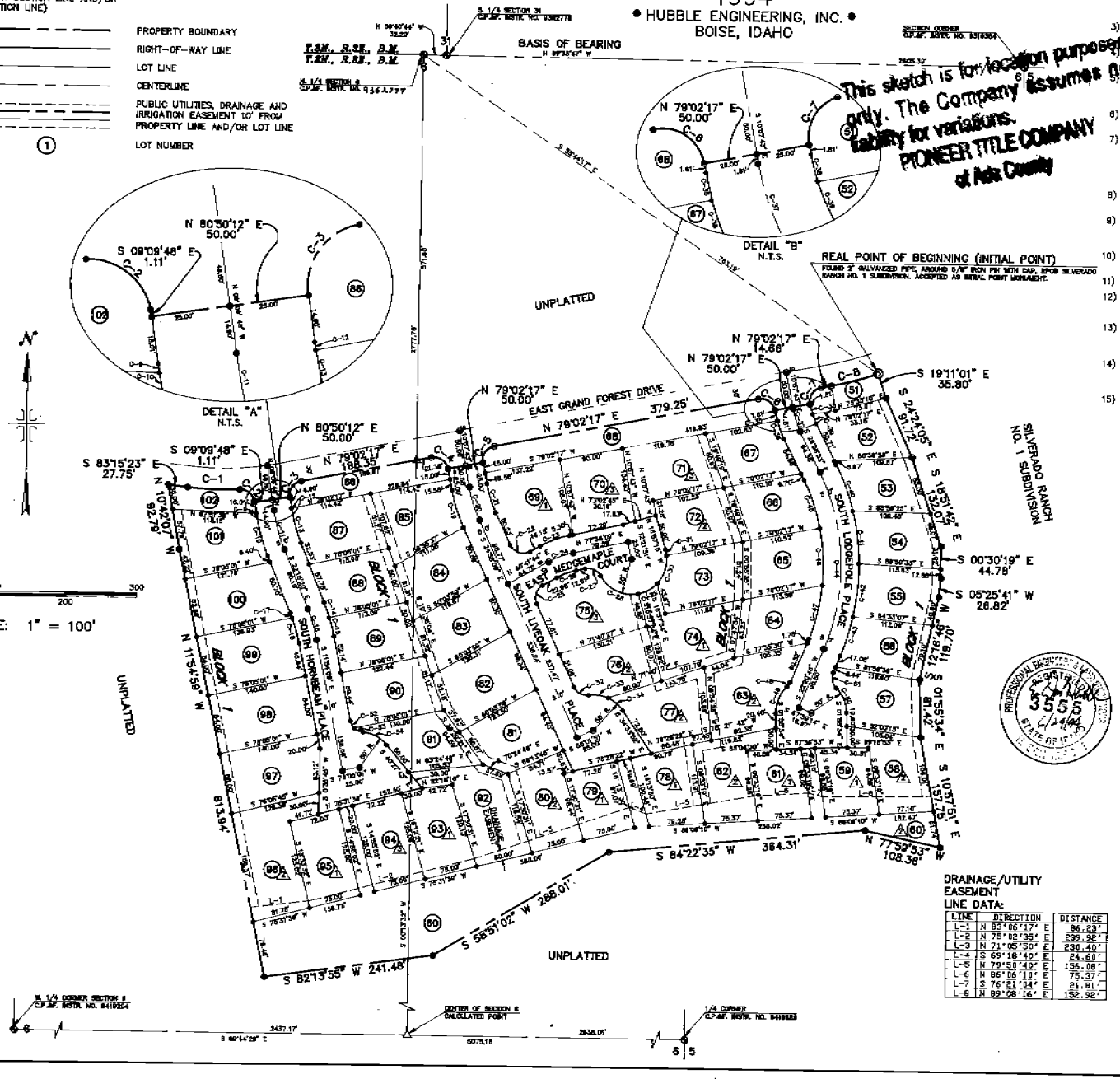
GOVERNMENT LOTS 2 & 3 OF SECTION 6, T.2N., R.3E., B.M.,
BOISE, ADA COUNTY, IDAHO

1994

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

LEGEND

- FOUND BRASS OR ALUMINUM CAP
- SET 5/8" 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 MARKED P.O.S.L. (POINT ON SECTION LINE AND/OR 1/4 SECTION LINE)
- SOLAR LOT
- SHADE RESTRICTED LOT
- SOLAR & SHADE RESTRICTED LOT
- 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



This sketch is for location purposes only. The Company assumes no liability for variations.
PIONEER TITLE COMPANY of Ada County

NOTES:

1) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION, DRAINAGE AND BOISE CITY STREET LIGHT EASEMENT.
3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4) EACH SIDE OF COMMON LOT LINES HAVE A (5) FOOT WIDE PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLER CABLEVISION AND DRAINAGE EASEMENT.
5) RESPONSIBILITY FOR ALL DRAINAGE AND IRRIGATION FACILITIES OUTSIDE THE PUBLIC ACCESS RIGHT-OF-WAY IS HELD WITH THE LOT OWNERS ON WHOSE LAND SAID DRAINAGE AND IRRIGATION FACILITIES ARE CONSTRUCTED.
6) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 51, 60, 68, 86, AND LOT 102, BLOCK 1.
7) LOTS 51, 60, 68, 86, AND LOT 102, BLOCK 1, ARE HEREBY DESIGNATED AS COMMON LANDSCAPE AND RECREATION LOTS AND AS PEDESTRIAN WALKWAY AND DRAINAGE EASEMENT, AND ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE SUB. HOMEOWNER'S ASSOCIATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF SILVERADO RANCH NO. 2 SUBDIVISION.
8) THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 94043802
9) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 93104687 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
10) SOLAR AND SHADE RESTRICTED LOTS ARE AS DEFINED BY THE BOISE CITY SUBDIVISION ORDINANCE.
11) IDAHO CODE 31-3805 IS INAPPLICABLE AS THERE IS NO IRRIGATION TO THE PROPERTY.
12) THERE IS NO DIRECT LOT ACCESS TO EAST GRAND FOREST DRIVE UNLESS SPECIFICALLY APPROVED BY ACHD.
13) A LETTER OF COMPLIANCE MUST BE OBTAINED FROM THE BOISE CITY FIRE DEPARTMENT UPON COMPLETION OF BOISE CITY FIRE DEPARTMENT REQUIREMENTS BEFORE A BUILDING PERMIT WILL BE ISSUED FROM THE BOISE CITY BUILDING DEPARTMENT.
14) ALL REAR LOT LINES HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC WATER, POWER TELEPHONE, GAS, STELLAR CABLEVISION, AND DRAINAGE EASEMENT UNLESS NOTED OTHERWISE ON PLAT.
15) THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 29 AND APPENDIX CHAPTER 70 OF THE UNIFORM BUILDING CODE AS REGULATED BY THE BOISE CITY BUILDING DEPARTMENT.

DRAINAGE/UTILITY EASEMENT LINE DATA:

LINE	DIRECTION	DISTANCE
L-1	N 83°06'17" E	86.23'
L-2	N 75°02'35" E	299.92'
L-3	N 71°05'50" E	230.40'
L-4	S 69°18'40" E	24.68'
L-5	N 79°58'40" E	156.08'
L-6	N 86°06'10" E	75.37'
L-7	S 76°21'04" E	21.81'
L-8	N 89°08'16" E	152.96'

CURVE DATA:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	420.00'	79.58'	39.88'	79.48'	S 88°16'29" E	10°82'13"
C-2	20.00'	29.37'	18.05'	26.80'	S 51°13'42" E	84°07'48"
C-3	20.00'	39.79'	19.38'	27.84'	N 34°56'15" E	88°12'06"
C-4	20.00'	31.42'	20.00'	28.29'	S 55°57'43" E	90°00'00"
C-5	20.00'	31.42'	20.00'	28.28'	N 34°02'17" E	90°00'00"
C-6	20.00'	31.42'	20.00'	28.28'	S 55°57'43" E	90°00'00"
C-7	20.00'	31.42'	20.00'	28.28'	N 34°02'17" E	90°00'00"
C-8	470.00'	67.44'	33.78'	67.38'	N 74°59'36" E	08°13'18"
C-9	275.00'	0.75'	0.38'	0.75'	S 09°14'31" E	00°09'25"
C-10	275.00'	62.30'	31.30'	62.19'	S 15°48'47" E	12°59'06"
C-11	250.00'	57.34'	28.80'	57.22'	S 15°44'04" E	13°08'32"
C-12	225.00'	0.74'	0.37'	0.74'	S 09°15'25" E	00°11'14"
C-13	225.00'	50.87'	25.55'	50.77'	S 15°49'41" E	12°57'17"
C-14	275.00'	22.68'	11.35'	22.67'	S 19°56'34" E	04°43'32"
C-15	275.00'	27.18'	13.60'	27.17'	S 14°44'54" E	05°39'49"
C-16	250.00'	45.33'	22.73'	45.27'	S 17°06'40" E	10°23'21"
C-17	225.00'	3.57'	1.79'	3.57'	S 21°51'09" E	00°54'34"
C-18	225.00'	37.29'	18.66'	37.16'	S 16°39'22" E	09°28'46"
C-19	225.00'	55.01'	27.64'	54.87'	S 17°57'56" E	14°00'25"
C-20	200.00'	49.89'	24.57'	49.77'	S 17°57'56" E	14°00'25"
C-21	175.00'	42.78'	21.50'	42.68'	S 17°57'56" E	14°00'25"
C-22	20.00'	32.93'	21.57'	29.33'	S 78°08'12" E	94°20'07"
C-23	150.00'	44.35'	22.34'	44.19'	S 69°09'56" W	16°56'25"
C-24	125.00'	36.96'	18.61'	36.82'	S 69°09'56" W	16°56'25"
C-25	20.00'	29.90'	18.54'	27.15'	S 17°51'48" W	85°39'53"
C-26	100.00'	29.57'	14.89'	29.46'	S 69°09'56" W	16°56'25"
C-27	20.00'	25.62'	14.91'	23.90'	S 65°39'54" E	73°23'54"
C-28	50.00'	63.15'	36.57'	59.04'	S 65°08'53" E	72°21'53"
C-29	50.00'	31.34'	16.20'	30.83'	S 60°42'47" W	35°54'47"
C-30	50.00'	49.17'	22.97'	41.73'	S 18°04'47" W	49°21'12"
C-31	50.00'	9.04'	4.53'	9.02'	S 11°46'30" E	10°21'27"
C-32	20.00'	25.62'	14.91'	23.90'	S 61°40'06" E	73°23'54"
C-33	50.00'	27.67'	14.20'	27.32'	S 82°30'45" E	31°42'36"
C-34	30.00'	28.01'	14.38'	27.64'	S 50°36'39" E	32°05'35"
C-35	150.00'	13.21'	6.61'	13.20'	S 13°29'04" E	05°02'41"
C-36	150.00'	27.84'	13.96'	27.80'	S 21°19'28" E	10°38'09"
C-37	125.00'	34.21'	17.21'	34.10'	S 18°48'08" E	15°40'45"
C-38	100.00'	13.23'	6.62'	13.22'	S 14°45'06" E	07°34'45"
C-39	100.00'	14.14'	7.08'	14.13'	S 22°35'31" E	08°06'04"
C-40	325.00'	69.49'	34.88'	69.36'	S 20°31'01" E	12°15'04"
C-41	325.00'	75.17'	37.75'	75.00'	S 07°45'56" E	13°15'06"
C-42	325.00'	75.17'	37.75'	75.00'	S 05°29'10" W	13°15'06"
C-43	325.00'	58.05'	29.10'	57.97'	S 19°19'44" W	10°14'03"
C-44	300.00'	256.50'	136.68'	248.76'	S 02°08'53" E	48°59'19"
C-45	275.00'	71.60'	36.00'	71.40'	S 19°11'01" E	14°55'03"
C-46	273.00'	81.02'	40.80'	80.72'	S 03°17'07" E	16°52'46"
C-47	275.00'	82.51'	41.57'	82.20'	S 13°45'01" W	17°11'29"
C-48	20.00'	8.36'	4.24'	8.30'	S 34°19'20" W	23°57'10"
C-49	50.00'	42.08'	22.39'	40.85'	S 22°11'10" E	48°13'29"
C-50	50.00'	38.31'	20.15'	37.38'	S 23°52'33" E	43°52'57"
C-51	20.00'	23.80'	13.53'	22.42'	S 11°44'22" E	68°10'18"
C-52	20.00'	11.65'	5.99'	11.48'	S 28°36'00" E	33°22'01"
C-53	20.00'	19.97'	7.69'	13.69'	S 65°17'57" E	40°01'53"
C-54	50.00'	39.14'	20.64'	38.15'	S 62°53'18" E	44°51'11"

PROFESSIONAL ENGINEERS OF IDAHO — 3555 — STATE OF IDAHO

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

SHEET 1 OF 2

SILVERADO RANCH NO. 2 SUBDIVISION

BK 65 PG 6687

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE J. R. SIMPLOT SELF DECLARATION OF REVOCABLE TRUST, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 6, T.2N., R.3E., B.M., BOISE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO SECTIONS 5 AND 6, T.2N., R.3E., B.M., AND SECTION 31, T.3N., R.3E., B.M., THENCE NORTH 89°35'47" WEST, 2605.39 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89°40'44" WEST, 32.20 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 55°44'17" EAST, 783.19 FEET TO A 2" IRON PIPE AND THE REAL POINT OF BEGINNING (INITIAL POINT). SAID POINT BEING COMMON TO THE INITIAL POINT OF SILVERADO RANCH NO. 1 SUBDIVISION AS SAME IS FILED FOR RECORD IN BOOK 65 OF PLATS, AT PAGE 6683-6695 RECORDS OF ADA COUNTY, IDAHO. THENCE FOLLOWING THE WESTERLY BOUNDARY OF SAID SILVERADO RANCH NO. 1 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES TO 5/8" IRON PINS: SOUTH 19°11'01" EAST, 35.80 FEET; SOUTH 24°24'05" EAST, 91.72 FEET; SOUTH 18°51'42" EAST, 132.07 FEET; SOUTH 00°30'19" EAST, 44.78 FEET; SOUTH 5°25'41" WEST, 26.82 FEET; SOUTH 12°16'46" WEST, 119.70 FEET; SOUTH 1°55'34" EAST, 81.42 FEET; SOUTH 10°57'51" EAST, 157.75 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY OF SILVERADO RANCH NO. 1 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES TO 5/8" IRON PINS: NORTH 77°59'53" WEST, 108.36 FEET; SOUTH 84°22'35" WEST, 364.31 FEET; SOUTH 58°51'02" WEST, 288.01 FEET; SOUTH 82°13'55" WEST, 241.48 FEET; NORTH 11°54'59" WEST, 813.94 FEET; NORTH 10°42'07" WEST, 92.79 FEET TO A 5/8" IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF GRAND FOREST DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES TO 5/8" IRON PINS: SOUTH 83°15'23" EAST, 27.75 FEET; THENCE 73.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 10°02'13", AND A LONG CHORD BEARING SOUTH 88°16'29" EAST, 73.48 FEET; THENCE 28.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 84°07'48", AND A LONG CHORD BEARING SOUTH 51°13'42" EAST, 26.80 FEET; THENCE SOUTH 9°09'48" EAST, 1.11 FEET; THENCE NORTH 80°50'12" EAST, 50.00 FEET; THENCE 30.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°12'06", AND A LONG CHORD BEARING NORTH 34°56'15" EAST, 27.84 FEET; THENCE NORTH 79°02'17" EAST, 188.35 FEET; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING SOUTH 55°57'43" EAST, 28.28 FEET; THENCE NORTH 79°02'17" EAST, 50.00 FEET; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING NORTH 34°02'17" EAST, 28.28 FEET; THENCE NORTH 79°02'17" EAST, 379.25 FEET; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING SOUTH 55°57'43" EAST, 28.28 FEET; THENCE NORTH 79°02'17" EAST, 50.00 FEET; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING NORTH 34°02'17" EAST, 28.28 FEET; THENCE NORTH 79°02'17" EAST, 14.86 FEET; THENCE 57.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 8°13'18", AND A LONG CHORD BEARING NORTH 74°55'38" EAST, 67.38 FEET TO THE POINT OF BEGINNING. CONTAINING 14.91 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING BOISE WATER CORPORATION MAIN LINE LOCATED IN THE SUBJECT SUBDIVISION, AND THE BOISE WATER CORPORATION HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, 1993.

J. R. SIMPLOT, TRUSTEE

ACKNOWLEDGEMENT

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

ON THIS ___ DAY OF _____, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. R. SIMPLOT, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF THE J.R. SIMPLOT SELF DECLARATION OF REVOCABLE TRUST, THE PERSON WHOSE NAME IS SUBSCRIBED WITHIN AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID REVOCABLE TRUST.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

JOANNE S. KSDEN NOTARY PUBLIC STATE OF IDAHO

MY BOND EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF SURVEYOR

I, E. DON HUBBLE, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

E. DON HUBBLE — IDAHO NO. 3555

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 10TH DAY OF November, 1993.

CHAIRMAN, ACHD

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT — 11/1/93

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER — 5/19/94

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 16 DAY OF November, 1993, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, BOISE, IDAHO — 5-19-94

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR — 3030 — 5-27-94 — STATE OF IDAHO — JOHN E. PRIESTER

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE June 30, 1994

COUNTY TREASURER
By Karen Wirt, Data Clerk

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hubble Engineers AT 00 MINUTES PAST 10 O'CLOCK A. M., ON THIS 30th DAY OF June 1994, IN BOOK 65 OF PLATS AT PAGES 6686 AND 6687. INSTRUMENT NO. 9406232210

DEPUTY 11.00

EX-OFFICIO RECORDER