

BK 65 PG 6688

LEGEND

- FOUND BRASS OR ALUMINUM CAP WITH 1/4" X 3/8" IRON PIN WITH PLASTIC CAP
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- FOUND 5/8" IRON PIN WITH PLASTIC CAP
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE
- LOT NUMBER
- SOLAR LOT
- SHADE RESTRICTED LOT
- SOLAR # SHADE RESTRICTED LOT
- WITNESS CORNER

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- △
- W.C.

SILVERADO RANCH NO. 3 SUBDIVISION

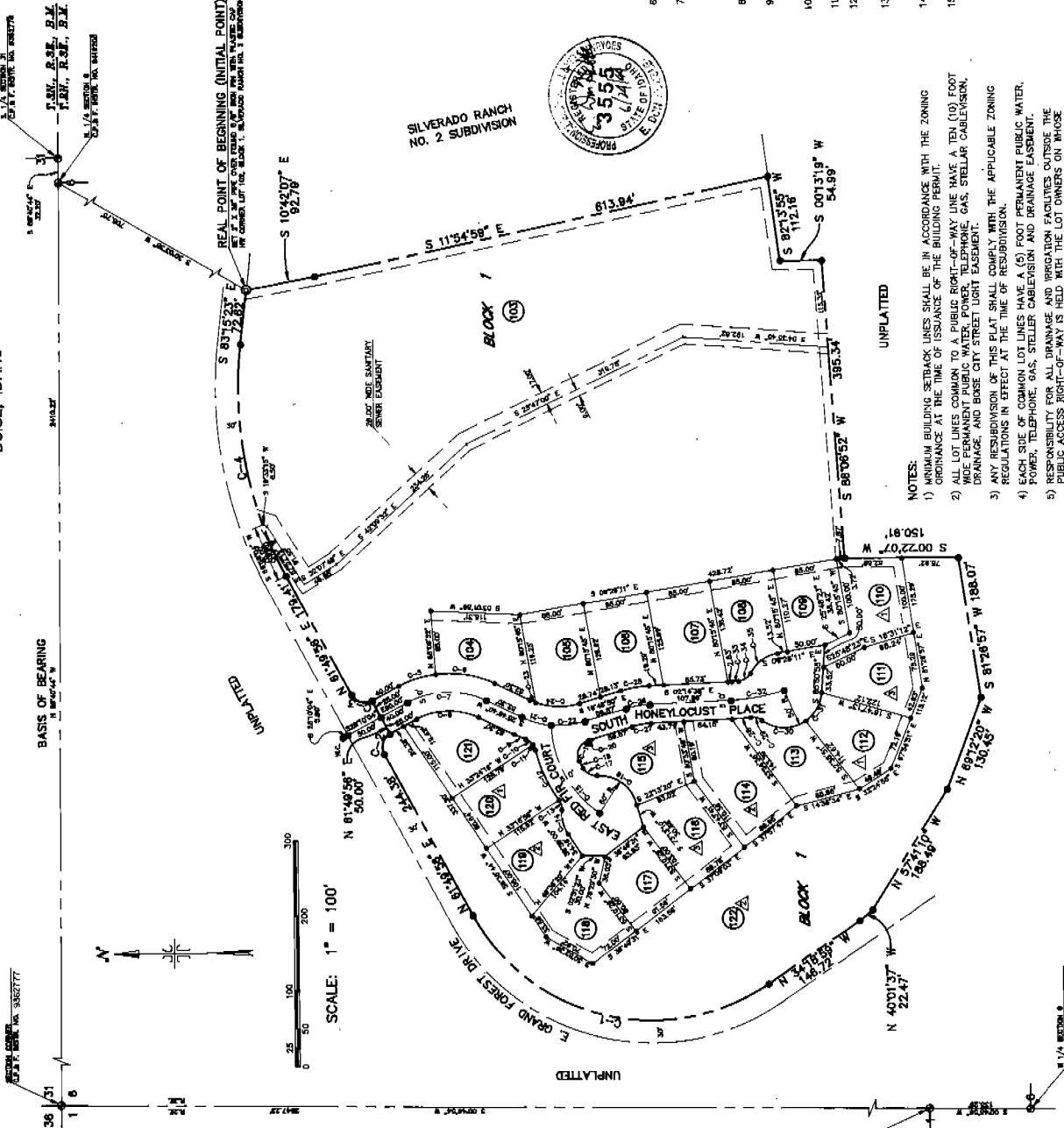
PLAT SHOWING

LOCATED IN

THE NW1/4 OF SECTION 6, T.2N., R.3E., B.M., BOISE, ADA COUNTY, IDAHO

1994

HUBBLE ENGINEERING, INC. BOISE, IDAHO



CURVE DATA:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C-1	270.00'	453.09'	380.65'	481.77'	N 13°45'28" E
C-2	20.00'	31.42'	20.00'	20.00'	S 90°00'00" E
C-3	250.00'	416.85'	351.31'	461.99'	N 15°49'56" E
C-4	250.00'	416.85'	351.31'	461.99'	N 79°11'42" E
C-5	140.00'	218.24'	182.24'	231.57'	S 17°53'14" E
C-6	140.00'	218.24'	182.24'	231.57'	S 09°26'38" W
C-7	115.00'	189.38'	158.59'	194.31'	S 01°10'15" E
C-8	140.00'	218.24'	182.24'	231.57'	S 03°29'44" E
C-9	20.00'	11.93'	6.15'	11.75'	S 36°08'56" V
C-10	20.00'	11.93'	6.15'	11.75'	S 36°08'56" V
C-11	20.00'	11.93'	6.15'	11.75'	S 36°08'56" V
C-12	175.00'	293.87'	249.39'	312.26'	S 65°36'14" V
C-13	20.00'	14.31'	7.96'	14.31'	S 65°36'14" V
C-14	150.00'	258.19'	214.44'	273.00'	S 16°05'13" V
C-15	150.00'	258.19'	214.44'	273.00'	S 16°05'13" V
C-16	50.00'	71.00'	42.97'	65.18'	S 37°41'01" V
C-17	20.00'	12.14'	6.54'	12.14'	S 37°41'01" V
C-18	125.00'	211.08'	181.08'	221.08'	S 29°45'14" V
C-19	40.00'	61.08'	35.34'	51.10'	S 29°45'14" V
C-20	40.00'	61.08'	35.34'	51.10'	S 29°45'14" V
C-21	115.00'	200.38'	169.13'	218.43'	S 15°46'48" V
C-22	115.00'	200.38'	169.13'	218.43'	S 15°46'48" V
C-23	50.00'	82.84'	47.12'	73.23'	S 23°15'23" V
C-24	20.00'	12.14'	6.54'	12.14'	S 23°15'23" V
C-25	125.00'	211.08'	181.08'	221.08'	S 09°30'44" V
C-26	125.00'	211.08'	181.08'	221.08'	S 09°30'44" V
C-27	110.00'	253.37'	212.75'	253.30'	S 09°30'44" V
C-28	275.00'	454.72'	387.37'	494.72'	S 04°45'10" E
C-29	20.00'	15.56'	8.20'	15.56'	S 04°45'10" E
C-30	50.00'	82.84'	47.12'	73.23'	S 01°23'08" E
C-31	50.00'	82.84'	47.12'	73.23'	S 01°23'08" E
C-32	250.00'	416.85'	351.31'	461.99'	S 10°29'06" E
C-33	250.00'	416.85'	351.31'	461.99'	S 10°29'06" E
C-34	20.00'	19.54'	10.89'	19.13'	S 03°41'02" E
C-35	58.00'	96.09'	84.83'	101.46'	S 35°50'33" E

- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS EXCEPT LOTS 103 AND 122, BLOCK 1.
- LOTS 103 AND 122, BLOCK 1, ARE HEREBY DESIGNATED AS COMMON LANDSCAPE AND RECREATION LOTS AND PEDESTRIAN WALKWAY AND DRAINAGE EASEMENT. THEY ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF SILVERADO RANCH NO. 3 SUBDIVISION, LOT 103, BLOCK 1 IS ALSO A GOLF COURSE LOT.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 935428.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF REFERENCED INSTRUMENT NO. 93104889 HAVE BEEN FULLY AS DETERMINED BY THE CITY OF BOISE.
- SOLAR AND SHADE RESTRICTED LOTS ARE AS DEFINED BY THE BOISE CITY SUBDIVISION ORDINANCE.
- IDAHO CODE 31-3805 IS INAPPLICABLE AS THERE IS NO IRRIGATION TO THE PROPERTY. APPROVED BY ADD.
- THERE IS NO DIRECT LOT ACCESS TO EAST GRAND FOREST DRIVE UNLESS SPECIFICALLY APPROVED BY ADD.
- 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.
- ALL REAR LOT LINES HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLER CABLEVISION, AND DRAINAGE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 23 AND APPENDIX CHAPTER 70 OF THE UNIFORM BUILDING CODE AS REGULATED BY THE BOISE CITY BUILDING DEPARTMENT.

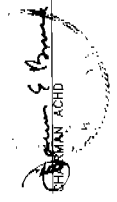
DEVELOPER:
GOLDEN DEVELOPMENTS CO
BOISE, IDAHO
89-025-AQ

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 May, 1993.



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.



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



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



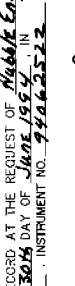
APPROVAL OF COUNTY SURVEYOR
I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.



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 THIS PLAT 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.



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 Habakk Engineering AT 3:52 MINUTES PAST 3 O'CLOCK P. M., ON THIS 30th DAY OF June, 1993, IN BOOK 65 OF PLATS AT PAGES 6688 AND 6689. INSTRUMENT NO. 99482522



SILVERADO RANCH NO. 3 SUBDIVISION
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 THE NW 1/4 OF SECTION 6, T.2N., R. 9E., B.M. BOISE ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, FROM WHICH THE NORTHWEST CORNER OF BEARS NORTH 69°46'44" WEST, 2,410.22 FEET; THENCE SOUTH 20°33'35" WEST, 705.75 FEET TO THE NORTHWEST CORNER OF SAID SECTION 6, 2ND SUBDIVISION, AS SAME IS RECORDED IN BOOK 65 OF PLATS, PAGE 6687, PLAT NO. 6687Z, OF SAID SILVERADO RANCH NO. 2 SUBDIVISION SOUTH 10°42'00" EAST, 92.78 FEET TO A POINT; THENCE SOUTHWESTERLY BOUNDARY EAST, 613.94 FEET TO A POINT; THENCE DEPARTING SAID WESTERLY BOUNDARY SOUTH 28°15'55" WEST, 112.18 FEET TO A POINT; THENCE SOUTH 00°15'19" WEST, 54.89 FEET TO A POINT; THENCE SOUTH 89°09'52" WEST, 385.34 FEET TO A POINT; THENCE SOUTH 00°22'07" WEST, 150.91 FEET TO A POINT; THENCE SOUTH 87°10'10" WEST, 376.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF EAST GRAND FOREST DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCE TO THE POINT OF BEGINNING: NORTH 40°17'37" WEST, 22.47 FEET; NORTH 54°18'59" WEST, 148.72 FEET; THENCE 453.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 89°05'54" AND A LONG CHORD BEARING NORTH 84°52'36" EAST, 20.00 FEET; THENCE 20.00 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 73°19'04" EAST, 28.28 FEET; NORTH 61°49'58" EAST, 50.00 FEET; THENCE 31.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 80°00'00" AND A LONG CHORD BEARING NORTH 19°48'59" EAST, 28.28 FEET; NORTH 61°49'58" EAST, 179.41 FEET; THENCE 38.85 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 79°17'16" EAST, 31.87 FEET; SOUTH 83°15'22" EAST, 72.62 FEET TO THE POINT OF BEGINNING, CONTAINING 18.93 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 ERRECTED 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 23 DAY OF June, 1993.

J. R. SIMPLOT, TRUSTEE



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

ON THIS 23 DAY OF June, 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 Menden
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

5-15-93
MY BOND EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO