

PLAT SHOWING SUPERIOR RIDGE SUBDIVISION

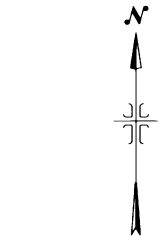
LOCATED IN
A PORTION OF THE NE 1/4 OF SECTION 6, T.2N., R.3E, B.M.,
BOISE, ADA COUNTY, IDAHO

1996

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

LEGEND

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- ⊙ FOUND 5/8" IRON PIN
- ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP (RM LOT 1, BLOCK 3, AND RM LOT 1, BLOCK 2, HAVE ALUMINUM CAPS STAMPED WC RP L3555)
- ⊙ SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- △ CALCULATED POINT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ② LOT NUMBER
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT (WIDTH AS NOTED)
- WC RM WITNESS CORNER OR REFERENCE MONUMENT



SCALE: 1" = 100'

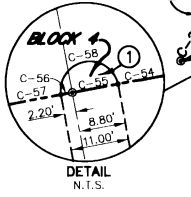
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	11369.16'	1058.62'	529.69'	1058.24'	S 77°06'55" W	05°20'06"
C-2	30.00'	47.32'	30.20'	42.56'	N 34°35'45" E	90°22'26"
C-3	244.00'	83.35'	42.08'	82.94'	N 00°48'20" W	19°34'17"
C-4	11369.16'	103.51'	51.76'	103.31'	S 74°42'31" W	00°31'18"
C-5	11369.16'	110.29'	55.15'	110.29'	S 75°14'51" W	00°33'21"
C-6	11369.16'	130.25'	65.13'	130.25'	S 75°51'13" W	00°39'23"
C-7	11369.16'	125.18'	62.59'	125.18'	S 76°29'50" W	00°37'51"
C-8	11369.16'	110.09'	55.04'	110.09'	S 77°05'24" W	00°33'17"
C-9	11369.16'	120.05'	60.03'	120.05'	S 77°40'12" W	00°36'18"
C-10	11369.16'	110.02'	55.01'	110.02'	S 78°14'59" W	00°33'16"
C-11	11369.16'	20.01'	10.00'	20.01'	S 78°34'38" W	00°06'04"
C-12	11369.16'	93.87'	46.93'	93.85'	S 78°51'51" W	00°28'23"
C-13	203.70'	107.49'	55.03'	106.25'	N 24°05'51" E	30°14'04"
C-14	30.00'	47.29'	30.16'	42.54'	N 55°44'43" W	90°18'30"
C-15	169.00'	69.27'	35.13'	68.79'	N 01°09'06" E	23°29'08"
C-16	169.00'	71.11'	33.69'	163.88'	N 41°53'54" E	00°31'16"
C-17	169.00'	53.42'	26.94'	53.20'	N 79°57'29" E	18°06'43"
C-18	206.50'	70.54'	35.62'	70.19'	N 00°48'20" W	19°34'17"
C-19	186.35'	60.52'	30.53'	60.26'	N 18°17'03" E	18°36'28"
C-20	186.35'	128.43'	66.88'	125.90'	N 47°19'55" E	39°29'15"
C-21	672.00'	47.58'	23.80'	47.57'	N 86°59'09" E	04°03'23"
C-22	672.00'	70.72'	35.39'	70.69'	N 81°56'33" E	06°01'47"
C-23	20.00'	17.07'	9.10'	16.56'	N 54°28'26" E	48°54'28"
C-24	50.00'	51.99'	28.62'	49.68'	N 59°48'20" E	59°34'15"
C-25	50.00'	30.55'	15.77'	30.08'	S 72°54'16" E	35°00'34"
C-26	20.00'	17.45'	9.33'	16.90'	S 80°23'50" E	49°59'41"
C-27	700.00'	176.03'	88.48'	175.57'	N 84°48'35" E	14°24'30"
C-28	728.00'	115.44'	57.84'	115.32'	N 84°28'16" E	09°05'08"
C-29	728.00'	16.36'	8.18'	16.36'	N 79°17'04" E	01°17'15"
C-30	20.00'	15.61'	8.23'	15.22'	S 78°59'50" E	44°43'27"
C-31	50.00'	86.18'	58.29'	75.90'	N 73°59'16" E	98°45'15"
C-32	20.00'	17.45'	9.33'	16.90'	N 49°36'29" E	49°59'41"
C-33	300.00'	54.18'	27.17'	54.11'	N 69°25'53" E	10°20'54"
C-34	300.00'	15.76'	7.88'	15.46'	N 62°45'08" E	03°00'36"
C-35	275.00'	64.12'	32.20'	63.97'	N 67°55'35" E	13°21'30"
C-36	250.00'	38.37'	19.22'	38.33'	N 70°12'31" E	08°47'37"
C-37	250.00'	19.92'	9.96'	19.91'	N 63°31'46" E	04°33'53"
C-38	375.00'	24.27'	12.14'	24.27'	N 63°06'06" E	03°42'30"
C-39	350.00'	22.66'	11.33'	22.65'	N 63°06'06" E	03°42'30"
C-40	325.00'	21.04'	10.52'	21.03'	N 63°06'06" E	03°42'30"
C-41	20.00'	17.45'	9.33'	16.90'	N 89°57'12" E	49°59'41"
C-42	50.00'	60.09'	51.57'	71.80'	N 69°03'53" E	91°46'19"
C-43	50.00'	69.82'	41.96'	64.29'	N 16°49'35" W	80°00'37"
C-44	50.00'	66.43'	39.15'	61.65'	S 85°06'23" W	76°07'28"
C-45	50.00'	28.00'	14.38'	27.63'	S 31°00'10" W	32°04'59"
C-46	20.00'	17.45'	9.33'	16.90'	S 39°57'31" W	49°59'41"
C-47	17.50'	109.96'				360°00'00"
C-48					NO DATA	
C-49	17.50'	109.96'				360°00'00"
C-50	197.00'	75.43'	38.18'	74.97'	N 78°02'41" E	21°56'17"
C-51	274.00'	21.78'	10.90'	21.77'	N 42°16'38" E	06°07'30"
C-52	203.70'	77.28'	39.11'	76.81'	N 56°12'28" E	21°44'09"
C-53	225.00'	86.15'	43.61'	85.63'	N 78°02'41" E	21°56'17"
C-54	11369.16'	58.87'	29.43'	58.87'	S 79°14'56" W	00°17'48"
C-55	11369.16'	8.82'	4.41'	8.82'	S 79°25'10" W	00°02'40"
C-56	11369.16'	2.20'	1.10'	2.20'	S 79°26'59" W	00°00'40"
C-57	11369.16'	65.43'	32.71'	65.43'	S 79°37'04" W	00°19'47"
C-58	5.50'	16.77'	119.59'	10.99'	S 79°25'30" W	17°44'41"

NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TWELVE (12) FOOT WIDE PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION, DRAINAGE AND BOISE CITY STREET LIGHT EASEMENT AS SHOWN ON THE PLAT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- EACH SIDE OF COMMON LOT LINES HAVE A (5) FOOT PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION AND DRAINAGE EASEMENT.
- MAINTENANCE OF ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE COLUMBIA VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF SUPERIOR RIDGE SUBDIVISION.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 1, 13 & 25, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; AND LOT 1, BLOCK 4.
- LOTS 1, 13 & 25, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; AND LOT 1, BLOCK 4, ARE HEREBY DESIGNATED AS COMMON LANDSCAPE AND RECREATION LOTS AND AS PEDESTRIAN WALKWAY, DRAINAGE AND BOISE CITY SANITARY SEWER EASEMENTS, AND ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF SUPERIOR RIDGE SUBDIVISION.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 95021947.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 95026957 HAVE BEEN FULFILLED 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.
- DIRECT LOT ACCESS TO STATE HIGHWAY 21 IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY ITD AND BOISE CITY.
- 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.
- 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.

SOLAR NOTES: (SEE NOTE 10)

- △ SOLAR LOT
- △ SHADE RESTRICTED LOT
- △ SOLAR & SHADE RESTRICTED LOT



SUPERIOR RIDGE 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 LYING IN A PORTION OF THE NE1/4 OF SECTION 6, T.2N., R.3E., B.M., BOISE, ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTION 31, T.3N., R.3E., B.M., AND SECTION 5 AND THE SAID SECTION 6; THENCE SOUTH 01°30'00" WEST 587.67 FEET ALONG THE EASTERLY BOUNDARY OF THE SAID NE1/4 OF SECTION 6 TO A 2-INCH GALVANIZED PIPE, ALSO SAID POINT BEING THE REAL POINT OF BEGINNING (INITIAL POINT); THENCE CONTINUING SOUTH 01°3'00" WEST 726.15 FEET ALONG THE SAID EASTERLY BOUNDARY OF THE NE1/4 OF SECTION 6 TO AN IRON PIN ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21, FEDERAL AID PROJECT (F.A.P.) NO. STP-F3291(022), AS FILED IN THE OFFICE OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DISTRICT NO. 3, BOISE, IDAHO; THENCE SOUTH 74°26'52" WEST 381.70 FEET ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21 TO

A POINT OF CURVE; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21 ALONG A CURVE TO THE RIGHT 1058.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 5°20'06", A RADIUS OF 11,369.16 FEET, TANGENTS OF 529.69 FEET AND A LONG CHORD OF 1058.24 FEET BEARING SOUTH 77°06'55" WEST TO A POINT OF ENDING OF CURVE, ALSO SAID POINT BEING A POINT OF BEGINNING OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT 47.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°22'26", A RADIUS OF 30.00 FEET, TANGENTS OF 30.20 FEET AND A LONG CHORD OF 42.56 FEET BEARING NORTH 34°35'45" EAST TO A POINT OF TANGENT; THENCE NORTH 10°35'28" WEST 46.81 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 83.35 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°34'17", A RADIUS OF 244.00 FEET, TANGENTS OF 42.08 FEET AND A LONG CHORD OF 82.94 FEET BEARING NORTH 00°48'20" WEST TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT 107.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 30°14'04", A RADIUS OF 203.70 FEET, TANGENTS OF 55.03 FEET AND A LONG CHORD OF 106.25 FEET BEARING NORTH 24°05'51" EAST TO A POINT OF ENDING OF CURVE; THENCE NORTH 24°29'00" WEST 270.62 FEET TO A POINT; THENCE NORTH 88°37'10" WEST 142.19 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SILVERADO RANCH NO. 1 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 65 OF PLATS AT PAGES 6683 THROUGH 6685; THENCE NORTH 58°28'31" EAST 277.14 FEET ALONG THE SAID SOUTHERLY BOUNDARY OF SILVERADO RANCH NO. 1 SUBDIVISION; THENCE NORTH 83°37'47" EAST 294.72 FEET ALONG THE SAID SOUTHERLY BOUNDARY OF SILVERADO RANCH NO. 1 SUBDIVISION; THENCE SOUTH 81°28'38" EAST 199.06 FEET ALONG THE SAID SOUTHERLY AND EXTENDED SOUTHERLY BOUNDARY OF THE SAID SILVERADO RANCH NO. 1 SUBDIVISION; THENCE NORTH 65°14'41" EAST 387.47 FEET TO A POINT; THENCE NORTH 72°36'28" EAST 207.42 FEET TO A POINT; THENCE NORTH 60°39'42" EAST 370.29 FEET TO THE POINT OF BEGINNING, COMPRISING 20.29 ACRES, MORE OR LESS.

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 UNITED WATER IDAHO, INC. MAIN LINE LOCATED IN THE SUBJECT SUBDIVISION, AND UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 26th DAY OF January, 1995.

J.R. Simplot

ACKNOWLEDGEMENT

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

ON THIS 26th DAY OF January, 1995, 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.

10-13-98
MY BOND EXPIRES



Kellie Eason
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 7th DAY OF June, 1995.

CHAIRMAN ACHO

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

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

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 8th DAY OF June, 1995, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, BOISE, IDAHO

CERTIFICATE 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



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 2-2-96

COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hubble Eng. AT 24 MINUTES PAST 2 O'CLOCK P.M., ON THIS 2 DAY OF Feb 1996, IN BOOK 71 OF PLATS AT PAGES 7261 AND 7262. INSTRUMENT NO. 46009362

D. Hall
DEPUTY 11:00

OFFICIO RECORDER