

PLAT SHOWING COLUMBIA VILLAGE NO. 10 SUBDIVISION

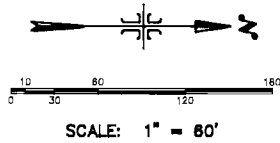
A RESUBDIVISION OF LOT 26, BLOCK 6,
COLUMBIA VILLAGE NO. 8 SUBDIVISION LYING IN A PORTION
OF THE SE 1/4 NE 1/4, SECTION 31,

T.3N.,R.3E., B.M.,
BOISE, ADA COUNTY, IDAHO
1993

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

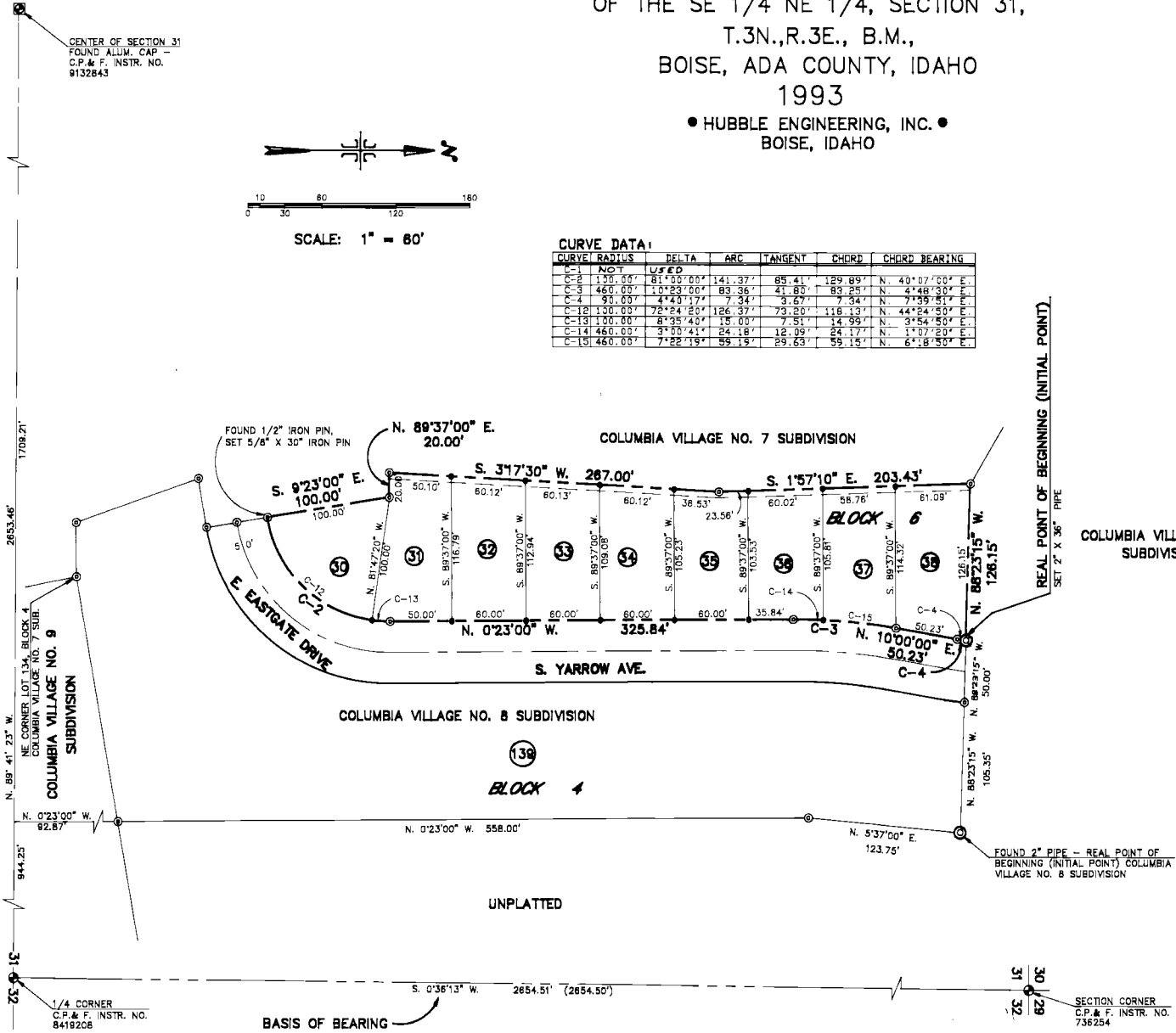
LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN W/ PLASTIC CAP
- SET 1/2" X 24" IRON PIN W/ PLASTIC CAP
- FOUND 5/8" IRON PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- COMMON LOT LINE
- CENTERLINE
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 5' FROM PROPERTY LINE, EXCEPT AS NOTED.
- Ⓢ LOT NUMBER



CURVE DATA:

CURVE NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C-1	150.00'	81°00'00"	141.37'	85.41'	129.89'	N. 40°07'00" E
C-2	460.00'	10°23'00"	83.36'	41.80'	83.25'	N. 4°48'30" E
C-4	90.00'	4°43'17"	7.34'	3.67'	7.34'	N. 7°39'51" E
C-12	130.00'	72°24'30"	126.37'	73.20'	118.13'	N. 44°24'50" E
C-13	130.00'	8°35'40"	15.00'	7.51'	14.99'	N. 3°54'40" E
C-14	460.00'	3°00'41"	24.18'	12.09'	24.17'	N. 1°07'20" E
C-15	460.00'	7°22'19"	59.19'	29.63'	59.15'	N. 6°18'50" E



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 UTILITIES, DRAINAGE, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT.
- 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3A05 CONCERNING IRRIGATION WATER.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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.
- 7) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 9247447 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 8) THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 9220100.
- 9) EACH SIDE OF COMMON LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.



E. DON HUBBLE
C.P. & F. INSTR. NO. 3555
STATE OF IDAHO

DEVELOPER:
GOLDEN DEVELOPMENTS CO.
BOISE, IDAHO

COLUMBIA VILLAGE NO. 10 SUBDIVISION

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 DAHO NO. 3555

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 BEING A RESUBDIVISION OF LOT 26 OF BLOCK 6 OF COLUMBIA VILLAGE NO. 8 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 61 OF PLATS AT PAGES 6084 AND 6085 AND LYING IN THE SE 1/4 OF THE NE 1/4 OF SECTION 31, T.3N., 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 SECTIONS 29, 30, AND 32 AND THE SAID SECTION 31; THENCE SOUTH 0°36'13" WEST 2,655.37 FEET (FORMERLY DESCRIBED AS 2,654.50 FEET) ALONG THE EASTERLY BOUNDARY OF THE SAID NE 1/4 OF SECTION 31 TO A BRASS CAP MARKING THE ONE-QUARTER CORNER COMMON TO THE SAID SECTIONS 31 AND 32; THENCE NORTH 89°41'23" WEST (FORMERLY DESCRIBED AS NORTH 89°42'15" WEST) 844.25 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SAID NE 1/4 OF SECTION 31 TO A POINT; THENCE NORTH 0°23'00" WEST 650.87 FEET TO AN IRON PIN; THENCE NORTH 5°37'00" EAST 123.75 FEET TO A 2-INCH PIPE; THENCE NORTH 88°23'15" WEST 105.35 FEET TO AN IRON PIN; THENCE NORTH 88°23'15" WEST 50.00 FEET

TO A 2-INCH PIPE MARKING A POINT ALSO SAID POINT BEING THE REAL POINT OF BEGINNING (INITIAL POINT), THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: NORTH 88°23'15" WEST 126.15 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 3 OF BLOCK 6 OF COLUMBIA VILLAGE NO. 7 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 80 OF PLATS AT PAGES 5858 AND 5859; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF THE SAID COLUMBIA VILLAGE NO. 7 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: SOUTH 1°57'10" EAST 203.43 FEET; THENCE SOUTH 31°7'30" WEST 267.00 FEET; THENCE NORTH 89°37'00" EAST 20.00 FEET; THENCE SOUTH 8°23'00" EAST 100.00 FEET TO A POINT OF BEGINNING OF CURVE; THENCE LEAVING THE SAID EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 7 SUBDIVISION ALONG THE EASTERLY BOUNDARY OF LOT 8 OF BLOCK 6 OF THE SAID COLUMBIA VILLAGE NO. 8 SUBDIVISION ALONG A CURVE TO THE LEFT 141.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°00'00", A RADIUS OF 100.00 FEET, TANGENTS OF 85.41 FEET AND A LONG CHORD OF 129.89 FEET BEARING NORTH 40°07'00" EAST TO A POINT OF TANGENT; THENCE CONTINUING ALONG THE SAID EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 8 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 0°23'00" WEST 325.84 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 83.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°23'00", A RADIUS OF 460.00 FEET, TANGENTS OF 41.80 FEET AND A LONG CHORD OF 83.25 FEET BEARING NORTH 4°48'30" EAST TO A POINT OF TANGENT; THENCE NORTH 10°00'00" EAST 50.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT 7.34 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 44°01", A RADIUS OF 90.00 FEET, TANGENTS OF 1.67 FEET AND A LONG CHORD OF 7.34 FEET BEARING NORTH 7°39'51" EAST TO THE POINT OF BEGINNING, COMPRISING 1.35 ACRES, MORE OR LESS.

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 11th DAY OF June, 1992.

James P. B... 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.

Thomas E. ... 04/92 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.

Acting CITY ENGINEER Ronald D. Redmond 12/29/92

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 18th DAY OF August, 1992, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Annette ... 12/28/92 CITY CLERK, BOISE, IDAHO

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 John E. Priestner

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 Feb. 5, 1993 COUNTY TREASURER Barbara Bauer

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN 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 ADJACENT TO 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 20 DAY OF March, 1992.

J. R. SIMPLOT

ACKNOWLEDGEMENT

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

ON THIS 20 DAY OF March, 1992, 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 Marden NOTARY PUBLIC FOR IDAHO RESIDING IN BOISE, IDAHO 5/15/95 MY BOND EXPIRES

INSTRUMENT NUMBER 9309259

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD, AT THE REQUEST OF Hubble Engineering AT 21 MINUTES PAST 10 O'CLOCK A.M., ON THIS 5th DAY OF FEBRUARY, 1993 IN BOOK 62 OF PLATS AT PAGES 6136 AND 6137.

Deputy 11:00

David ... EX-OFFICIO RECORDER