

# PLAT SHOWING COLUMBIA VILLAGE NO. 11 SUBDIVISION

A RESUBDIVISION OF LOT 139, BLOCK 4,  
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

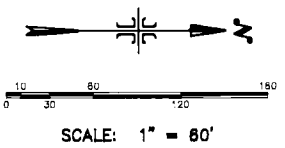
● HUBBLE ENGINEERING, INC. ●  
BOISE, IDAHO

**LEGEND**

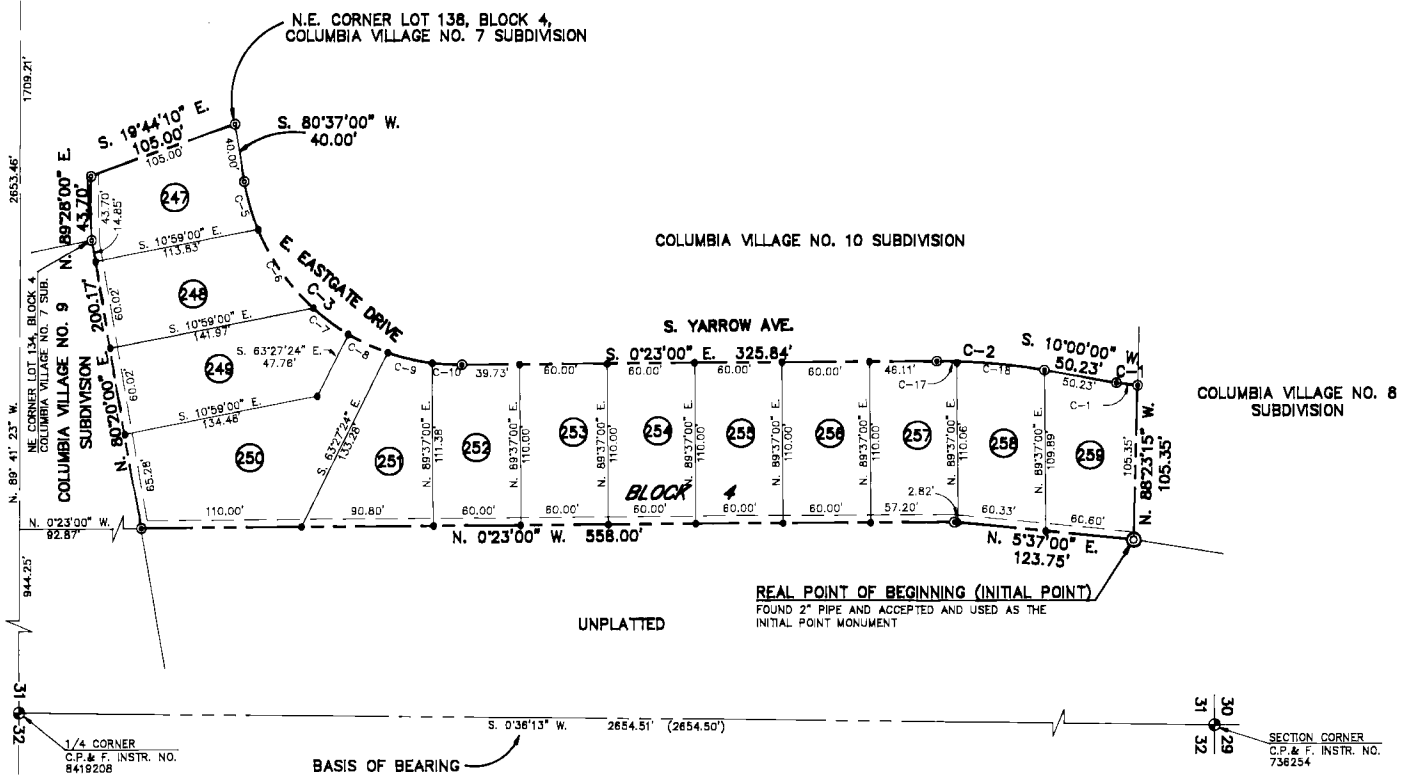
- ⊙ FOUND BRASS CAP
- ⊙ SET 5/8" X 30" IRON PIN W/ PLASTIC CAP
- SET 1/2" X 24" IRON PIN W/ PLASTIC CAP
- ⊙ FOUND 5/8" IRON PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- COMMON LOT LINE
- CENTERLINE
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 5' FROM PROPERTY LINE, EXCEPT AS NOTED.
- Ⓢ LOT NUMBER

**CURVE DATA**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C-1	410.00'	51°59'58"	14.66'	79.34'	14.66'	S. 71°09'01" W.
C-2	410.00'	10°23'00"	74.30'	37.25'	74.20'	S. 4°48'30" W.
C-3	150.00'	81°00'00"	212.06'	128.11'	194.83'	S. 40°07'00" W.
C-5	150.00'	12°59'35"	34.02'	17.08'	33.94'	N. 74°07'13" E.
C-6	150.00'	25°18'03"	66.24'	33.67'	65.70'	N. 54°58'24" E.
C-7	150.00'	11°28'00"	30.02'	15.06'	29.97'	N. 26°30'22" E.
C-8	150.00'	11°28'42"	30.05'	15.08'	30.00'	N. 25°07'01" E.
C-9	150.00'	11°59'42"	31.40'	15.76'	31.35'	N. 13°22'49" E.
C-10	150.00'	7°45'58"	20.33'	10.18'	20.32'	N. 3°39'59" E.
C-17	410.00'	1°46'32"	13.97'	6.95'	13.90'	N. 0°35'16" E.
C-18	410.00'	8°26'28"	60.40'	30.26'	60.35'	N. 5°46'46" E.



CENTER OF SECTION 31  
FOUND ALUM. CAP -  
C.P. & F. INSTR. NO.  
9132843



**NOTES:**

- 1) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZUNING 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 31-3805 CONCERNING IRRIGATION WATER.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZUNING 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. 9220'00.
- 9) EACH SIDE OF COMMON LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
- 10) LOT 247, BLOCK 4 IS HEREBY DESIGNATED AS SOLAR PROTECTED LOT IN ACCORDANCE WITH BOISE CITY ORDINANCE 9-20 SOLAR PROTECTION PROVISION.



E. DON HUBBLE, ENGINEER, IDAHO NO. 3555

1/4 CORNER  
C.P. & F. INSTR. NO.  
8419208

SECTION CORNER  
C.P. & F. INSTR. NO.  
736234

DEVELOPER:  
**GOLDEN DEVELOPMENTS CO.**  
BOISE, IDAHO

COLUMBIA VILLAGE NO. 11 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 BEING A RESUBDIVISION OF LOT 139 OF BLOCK 4 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 6064 AND 6065 AND LYING IN THE SE 1/4 OF THE NE 1/4 OF SECTION 31, T3N, R3E, B1M, 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 31 AND THE SAID SECTION 31; THENCE SOUTH 0°36'13" WEST 2,855.37 FEET (FORMERLY DESCRIBED AS 2,854.50 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°42'21" WEST (FORMERLY DESCRIBED AS NORTH 89°42'51" WEST) 944.25 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 53°37'00" EAST 123.75 FEET TO A 2-INCH PIPE, 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 105.35 FEET TO A POINT OF BEGINNING OF CURVE; THENCE SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF THE SAID LOT 139 OF BLOCK 4 OF COLUMBIA VILLAGE NO. 8 SUBDIVISION ALONG A CURVE TO THE RIGHT 14.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 58°58'58", A RADIUS OF 140.00 FEET, TANGENTS OF 7.34 FEET AND A LONG CHORD OF 14.65 FEET BEARING SOUTH 7°00'01" WEST TO A POINT OF TANGENT; THENCE SOUTHERLY ALONG THE SAID WESTERLY BOUNDARY OF LOT 139 OF BLOCK 4 OF COLUMBIA VILLAGE NO. 8 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: SOUTH 10°00'00" WEST 50.23 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT 74.30 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 102°23'00", A RADIUS OF 40.00 FEET, TANGENTS OF 37.25 FEET AND A LONG CHORD OF 74.20 FEET BEARING SOUTH 4°48'30" WEST TO A POINT OF TANGENT; THENCE SOUTH 0°23'00" EAST 325.84 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 212.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°00'00", A RADIUS OF 150.00 FEET, TANGENTS OF 28.11 FEET AND A LONG CHORD OF 194.83 FEET BEARING SOUTH 40°37'00" WEST TO A POINT OF TANGENT; THENCE SOUTH 80°37'00" WEST 40.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 138 OF BLOCK 4 OF COLUMBIA VILLAGE NO. 7 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 60 OF PLATS MARKING THE NORTHEAST CORNER OF LOT 134 OF THE SAID BLOCK 4 OF COLUMBIA VILLAGE NO. 7 SUBDIVISION; THENCE LEAVING THE SAID EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 7 SUBDIVISION ALONG THE NORTHWESTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 9 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 61 OF PLAT AT PAGES 6092 AND 6093 NORTH 80°20'00" EAST 200.77 FEET; THENCE NORTH 0°23'00" WEST 558.00 FEET; THENCE NORTH 53°37'00" EAST 123.75 FEET TO THE POINT OF BEGINNING, COMPRISING 2.19 ACRES, MORE OR LESS.

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 9 DAY OF June, 1992.

J. R. SIMPLOT, TRUSTEE

ACKNOWLEDGEMENT

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

ON THIS 4 DAY OF June, 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.



Dawn Marsden  
NOTARY PUBLIC FOR IDAHO  
RESIDING IN BOISE, IDAHO  
5-15-95  
MY BOND EXPIRES

INSTRUMENT NUMBER 9309260

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 6138 AND 6139.

Deputy

EX-OFFICIO RECORDER Lee 1100

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.

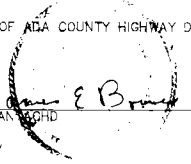
E. DON HUBBLE IDAHO NO. 3555



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

CHAIRMAN



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.

2/24/92  
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.

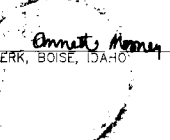
ACTING CITY ENGINEER

Ronald H. Redmond  
12/28/92

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.

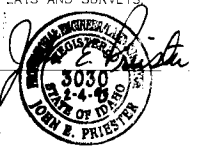
CITY CLERK, BOISE, IDAHO  
12/20/92



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 COMPLEIES 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 1-5-93

COUNTY TREASURER

Babara Power