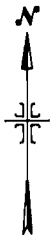


PLAT SHOWING COLUMBIA VILLAGE NO. 5 SUBDIVISION

A RESUBDIVISION OF LOT 1, BLOCK 2, LITTLETREE EAST NO. 1 SUBDIVISION,
A PORTION OF GOVERNMENT LOT 2, SECTION 31,
T.3N., R.3E., B.M.,
BOISE, ADA COUNTY, IDAHO
1992

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO



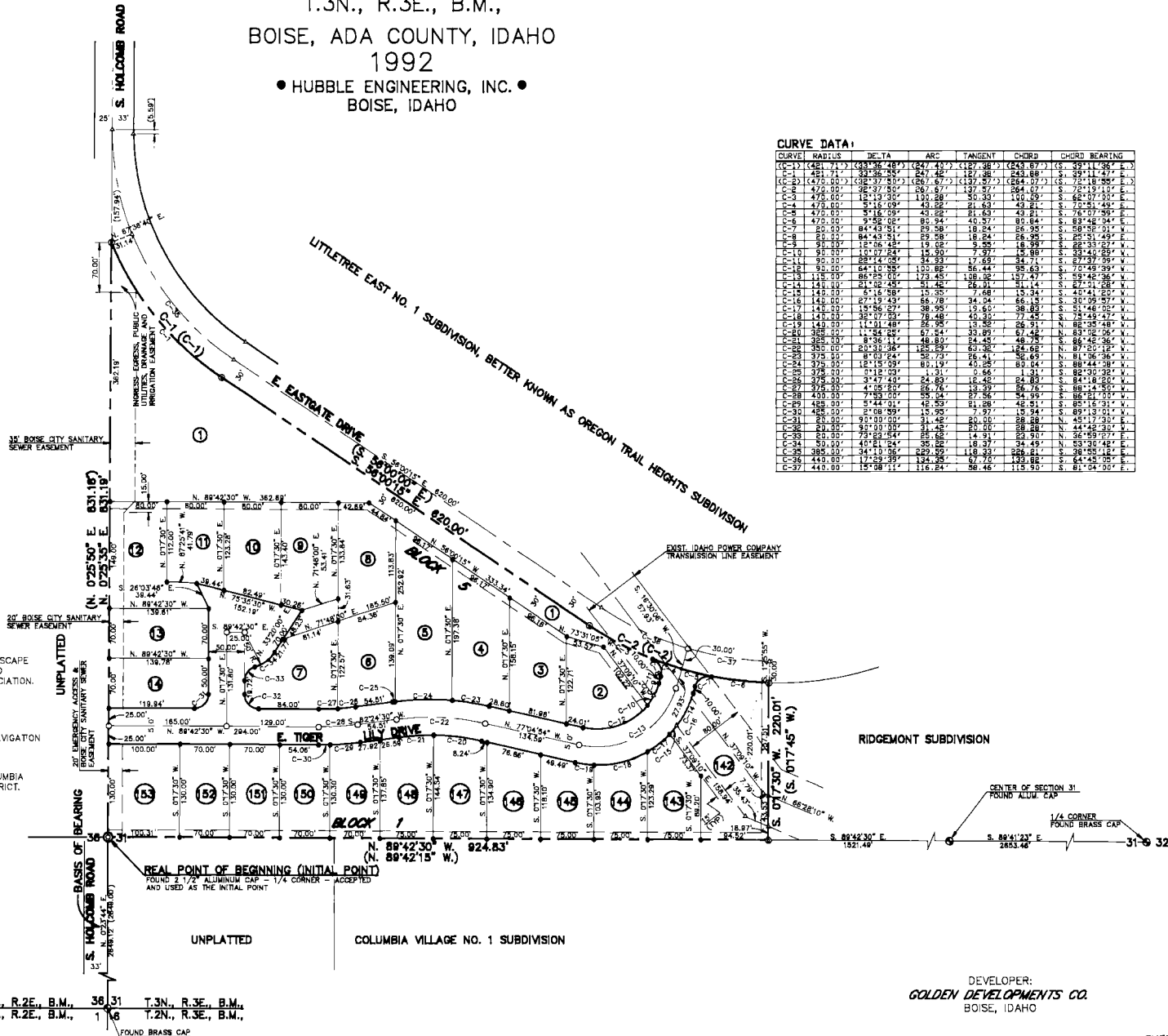
SCALE: 1" = 100'

LEGEND

- ▲ CALCULATED POINT
- SET 5/8" X 30" IRON PIN
- FOUND 1/2" IRON PIN - SET 5/8" IRON PIN
- SET 1/2" X 24" IRON PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE OR LOT LINE, EXCEPT AS NOTED.
- (S. 89°42'15" E.) DATA OF RECORD
- (A) LOT NUMBER

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, AND IRRIGATION 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 ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 5) EACH SIDE OF COMMON LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
- 6) 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.
- 7) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 142, BLOCK 1, AND LOT 1, BLOCK 5.
- 8) LOT 142, BLOCK 1, AND LOT 1, BLOCK 5 ARE HEREBY DESIGNATED AS COMMON LANDSCAPE AND RECREATION LOTS AND AS PEDESTRIAN WALKWAY AND DRAINAGE EASEMENT, AND ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- 9) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 9207711 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 10) THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 9201775.
- 11) LOT 142, BLOCK 1, IS HEREBY DEDICATED AS STORM DRAINAGE EASEMENT FOR STORM FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY TO THE BENEFIT OF COLUMBIA VILLAGE SUBDIVISION HOMEOWNERS ASSOCIATION AND THE ADA COUNTY HIGHWAY DISTRICT.



CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C-1	451.71	89.36°48'	247.42'	187.38'	243.88'	S. 89°11'47" E.
C-2	475.02	121°19'30"	130.28'	30.33'	100.29'	S. 62°07'20" E.
C-3	475.02	51°15'09"	43.22'	7.63'	43.21'	S. 75°51'49" E.
C-4	475.02	51°15'09"	43.22'	7.63'	43.21'	S. 75°07'35" E.
C-5	475.02	9°52'05"	85.34'	40.37'	80.84'	S. 89°48'04" E.
C-6	50.00	84°43'31"	29.98'	18.24'	26.30'	S. 10°01'17" E.
C-7	50.00	84°43'31"	29.98'	18.24'	26.30'	S. 8°51'49" E.
C-8	50.00	10°07'24"	15.50'	7.37'	14.89'	S. 89°41'25" W.
C-9	50.00	10°07'24"	15.50'	7.37'	14.89'	S. 89°41'25" W.
C-10	50.00	10°07'24"	15.50'	7.37'	14.89'	S. 89°41'25" W.
C-11	50.00	10°07'24"	15.50'	7.37'	14.89'	S. 89°41'25" W.
C-12	143.00	6°15'58"	33.35'	7.68'	33.34'	S. 43°41'25" W.
C-13	143.00	6°15'58"	33.35'	7.68'	33.34'	S. 43°41'25" W.
C-14	143.00	6°15'58"	33.35'	7.68'	33.34'	S. 43°41'25" W.
C-15	143.00	6°15'58"	33.35'	7.68'	33.34'	S. 43°41'25" W.
C-16	143.00	27°19'43"	66.78'	34.04'	66.15'	S. 30°09'57" W.
C-17	143.00	27°19'43"	66.78'	34.04'	66.15'	S. 30°09'57" W.
C-18	143.00	27°19'43"	66.78'	34.04'	66.15'	S. 30°09'57" W.
C-19	143.00	27°19'43"	66.78'	34.04'	66.15'	S. 30°09'57" W.
C-20	143.00	27°19'43"	66.78'	34.04'	66.15'	S. 30°09'57" W.
C-21	325.00	8°36'11"	48.80'	24.45'	48.75'	S. 88°42'36" W.
C-22	325.00	8°36'11"	48.80'	24.45'	48.75'	S. 88°42'36" W.
C-23	325.00	8°36'11"	48.80'	24.45'	48.75'	S. 88°42'36" W.
C-24	325.00	8°36'11"	48.80'	24.45'	48.75'	S. 88°42'36" W.
C-25	325.00	8°36'11"	48.80'	24.45'	48.75'	S. 88°42'36" W.
C-26	325.00	8°36'11"	48.80'	24.45'	48.75'	S. 88°42'36" W.
C-27	325.00	8°36'11"	48.80'	24.45'	48.75'	S. 88°42'36" W.
C-28	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-29	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-30	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-31	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-32	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-33	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-34	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-35	400.00	7°08'05"	58.24'	29.12'	58.19'	S. 89°21'20" W.
C-36	440.00	17°29'39"	134.25'	67.70'	133.82'	S. 64°45'05" E.
C-37	440.00	17°29'39"	134.25'	67.70'	133.82'	S. 64°45'05" E.



T.3N., R.2E., B.M., 36 31 T.3N., R.3E., B.M.,
T.2N., R.2E., B.M., 1 16 T.2N., R.3E., B.M.,

DEVELOPER:
GOLDEN DEVELOPMENTS CO.
BOISE, IDAHO

COLUMBIA VILLAGE NO. 5 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:

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.

ALL OF LOT 1 OF BLOCK 2 OF LITTLE TREE EAST NO. 1 SUBDIVISION, BETTER KNOWN AS OREGON TRAIL HEIGHTS SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 40 OF PLATS AT PAGES 3310 THROUGH 3312 LYING IN GOVERNMENT LOT 2 OF SECTION 31, T.3N., R.3E., B.M., ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTION 6, T.2N., R.3E., B.M., SECTION 1, T.2N., R.2E., B.M., SECTION 36, T.3N., R.2E., B.M., AND THE SAID SECTION 31; THENCE NORTH 0°23'44" EAST 2,649.12 FEET (FORMERLY DESCRIBED AS 2,649.00 FEET) ALONG THE WESTERLY BOUNDARY OF THE SW 1/4 OF THE SAID SECTION 31 TO A 2 1/2 INCH ALUMINUM CAP MARKING THE ONE-QUARTER COMMON TO THE SAID SECTIONS 36 AND 31, ALSO SAID POINT BEING THE SOUTHWEST CORNER OF THE SAID LOT 1 OF BLOCK 2 OF LITTLE TREE EAST NO. 1 SUBDIVISION AND ALSO SAID POINT BEING THE REAL POINT OF BEGINNING (INITIAL POINT); THENCE ALONG THE WESTERLY, NORTHEASTERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF THE SAID LOT 1 OF BLOCK 2 OF LITTLE TREE EAST NO. 1 SUBDIVISION, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: NORTH 0°25'35" EAST 831.19 FEET (FORMERLY DESCRIBED AS NORTH 0°25'50" EAST 831.18 FEET) TO A POINT OF BEGINNING OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT 247.42 FEET (FORMERLY DESCRIBED AS 247.40 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 33°38'55" (FORMERLY DESCRIBED AS 33°38'48"), A RADIUS OF 421.71 FEET, TANGENTS OF 127.38 FEET AND A LONG CHORD OF 243.88 FEET BEARING SOUTH 39°14'47" EAST (FORMERLY DESCRIBED AS 243.87 FEET BEARING SOUTH 39°13'36" EAST) TO A POINT OF TANGENT; THENCE SOUTH 56°00'15" EAST (FORMERLY DESCRIBED AS SOUTH 56°00'00" EAST) 620.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT 267.67 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 32°37'50", A RADIUS OF 470.00 FEET, TANGENTS OF 137.57 FEET, AND A LONG CHORD OF 264.07 FEET BEARING SOUTH 72°19'10" EAST (FORMERLY DESCRIBED AS SOUTH 72°18'55" EAST) TO A POINT OF ENDING OF CURVE; THENCE SOUTH 91°7'30" WEST (FORMERLY DESCRIBED AS SOUTH 01°7'45" WEST) 220.01 FEET; THENCE NORTH 89°42'50" WEST (FORMERLY DESCRIBED AS NORTH 89°42'15" WEST) 924.83 FEET TO THE POINT OF BEGINNING, COMPRISING 9.58 ACRES, MORE OR LESS.



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 16TH DAY OF January, 1992.

Charles L. Winder 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. Hedman 11/25/91 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 J. ... 1/18/92

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 7TH DAY OF JANUARY, 1992, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Annette P. Mooney by SAH CITY CLERK, BOISE, IDAHO 13 Feb 1992

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.

John E. Priestler 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.

Barbara Power COUNTY TREASURER

DATE 3-10-92



Joanne Marsden NOTARY PUBLIC FOR IDAHO RESIDING IN BOISE, IDAHO 5/15/95 MY BOND EXPIRES

9214241

INSTRUMENT NUMBER

STATE OF IDAHO } s.s. COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF KEITH JACOBS AT 49 MINUTES PAST 11 O'CLOCK A.M., ON THIS 10TH DAY OF MARCH 1992, IN BOOK 59 OF PLATS AT PAGES 5825 AND 5826.

Deputy 1100

David ... EX-OFFICIO RECORDER