

BASALT BLUFFS SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 32, T.3N., R.3E., B.M., AND GOVERNMENT LOTS 2 & 3 OF SECTION 5, T.2N., R.3E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO 2005



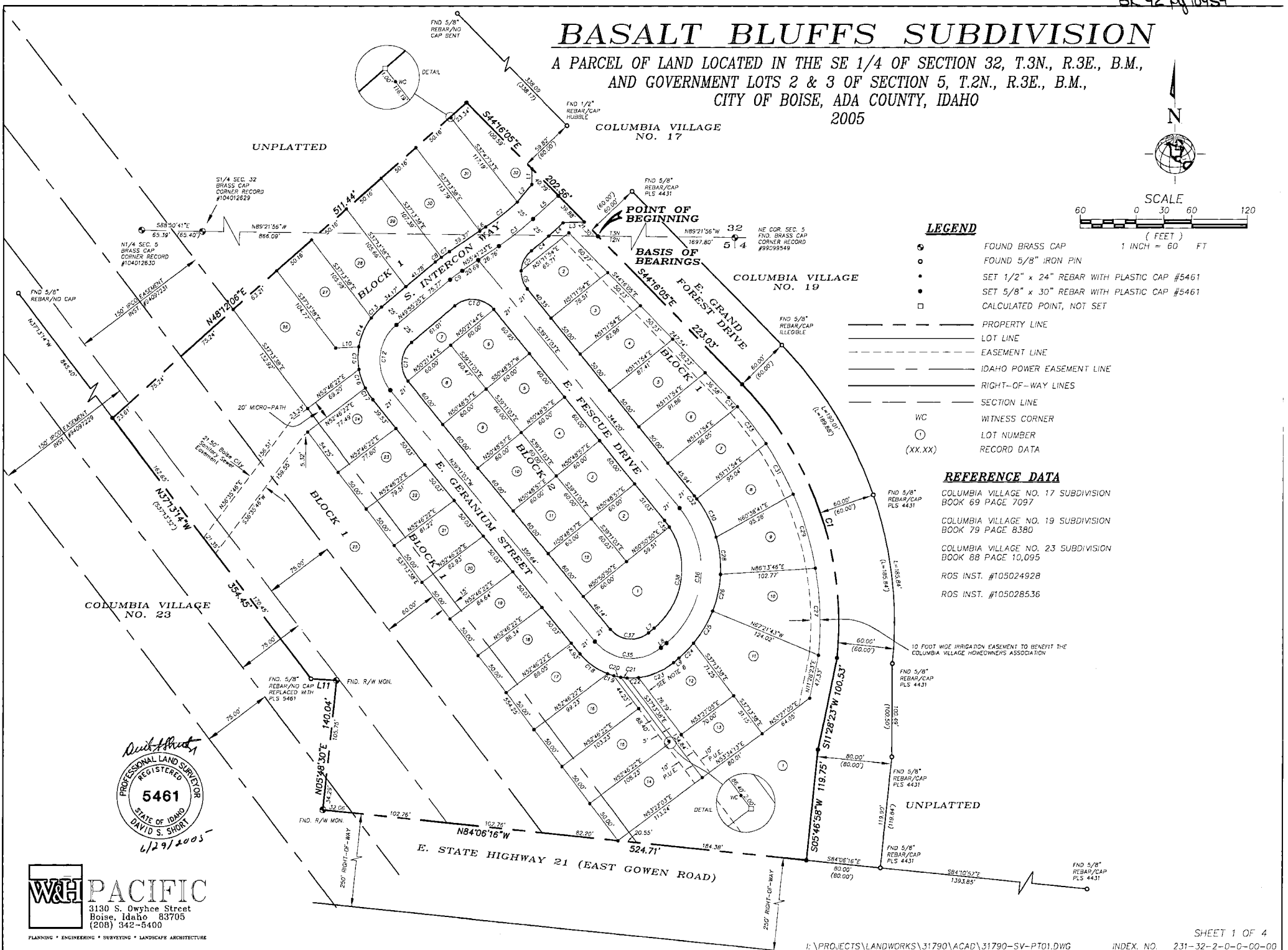
SCALE
(FEET)
1 INCH = 60 FT

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 1/2" x 24" REBAR WITH PLASTIC CAP #5461
- SET 5/8" x 30" REBAR WITH PLASTIC CAP #5461
- CALCULATED POINT, NOT SET
- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - IDAHO POWER EASEMENT LINE
- - - RIGHT-OF-WAY LINES
- - - SECTION LINE
- WC WITNESS CORNER
- () LOT NUMBER
- (XX.XX) RECORD DATA

REFERENCE DATA

- COLUMBIA VILLAGE NO. 17 SUBDIVISION BOOK 69 PAGE 7097
- COLUMBIA VILLAGE NO. 19 SUBDIVISION BOOK 79 PAGE 8380
- COLUMBIA VILLAGE NO. 23 SUBDIVISION BOOK 88 PAGE 10,095
- ROS INST. #105024928
- ROS INST. #105028536



David Short
 PROFESSIONAL LAND SURVEYOR
 REGISTERED
5461
 STATE OF IDAHO
 DAVID S. SHORT
 6/29/2005

W&H PACIFIC
 3130 S. Owyhee Street
 Boise, Idaho 83705
 (208) 542-5400
 PLANNING • ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

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CITY OF BOISE, ADA COUNTY, IDAHO
2005

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	50°04'08"	370.00	323.33	S19°14'52"E	313.14
C2	8°29'02"	293.00	43.38	N51°26'52"E	43.34
C3	8°29'02"	318.00	47.09	N51°26'52"E	47.04
C4	4°05'58"	343.00	24.54	N49°15'20"E	24.54
C5	48°50'40"	29.50	25.15	S26°52'59"W	24.39
C6	41°38'42"	29.50	21.44	S18°21'42"E	20.97
C7	3°53'59"	157.00	10.69	S54°53'32"W	10.68
C8	3°01'07"	157.00	8.27	S51°25'59"W	8.27
C9	6°55'20"	136.00	16.43	S53°23'05"W	16.42
C10	90°53'32"	29.50	46.80	N84°37'49"W	42.04
C11	89°06'28"	29.50	45.88	S05°22'11"W	41.39
C12	89°06'28"	50.00	77.78	S05°22'11"W	70.16
C13	13°00'43"	71.00	16.12	S43°25'04"W	16.09
C14	27°33'44"	71.00	34.15	S23°07'50"W	33.83
C15	19°29'44"	71.00	24.16	S00°23'54"E	24.04
C16	17°05'10"	71.00	21.17	S18°41'21"E	21.09
C17	11°57'06"	71.00	14.81	S33°12'29"E	14.78
C18	29°55'28"	71.00	37.08	S54°08'47"E	36.66
C19	5°40'13"	71.00	7.03	S71°56'37"E	7.02
C20	6°11'49"	71.00	7.68	S77°52'38"E	7.68
C21	5°33'43"	71.00	6.89	S83°45'24"E	6.89
C22	9°57'05"	71.00	12.33	N88°29'12"E	12.32
C23	33°35'14"	71.00	41.62	N65°43'02"E	41.03
C24	10°16'08"	126.00	22.58	N44°47'21"E	22.55
C25	18°25'56"	126.00	40.53	N30°26'19"E	40.36
C26	18°37'09"	126.00	40.95	N11°54'46"E	40.77
C27	15°30'31"	350.00	94.74	N02°07'40"W	94.45
C28	18°40'01"	126.00	41.05	N06°43'49"W	40.87
C29	13°48'15"	350.00	84.32	N16°47'03"W	84.12
C30	21°16'20"	126.00	46.78	N26°42'00"W	46.51
C31	10°10'24"	350.00	62.14	N28°46'23"W	62.08
C32	1°50'53"	126.00	4.06	N38°15'36"W	4.06
C33	8°11'35"	350.00	50.05	N37°57'22"W	50.01
C34	2°13'46"	350.00	13.62	N43°10'02"W	13.62
C35	90°53'32"	50.00	79.32	S84°37'49"E	71.26
C36	89°06'28"	105.00	163.30	N05°22'11"E	147.33
C37	90°53'32"	29.00	46.00	S84°37'49"E	41.33
C38	82°55'55"	84.00	121.58	N08°27'27"E	111.25
C39	6°10'32"	84.00	9.05	N36°05'46"W	9.05

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°13'31"W	17.06'
L2	S39°31'35"W	24.74'
L3	S87°54'44"W	22.80'
L4	S47°12'21"W	20.95'
L5	S47°12'21"W	37.20'
L6	S55°41'23"W	7.82'
L7	N49°55'25"E	7.86'
L8	N49°55'25"E	7.86'
L9	N49°55'25"E	7.86'
L10	N86°51'56"E	24.88'
L11	N86°26'56"W	27.40'

NOTE

1. A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DEDICATED AS FOLLOWS UNLESS OTHERWISE NOTED:

10 FEET WIDE ALONG SUBDIVISION BOUNDARY
10 FEET WIDE ALONG REAR LOT LINES
10 FEET WIDE ALONG STREET FRONTAGE
5 FEET WIDE EACH SIDE OF SIDE LOT LINES

2. LOT 1, BLOCK 1, PROVIDES A LANDSCAPE BUFFER WHICH SHALL BE MAINTAINED BY THE COLUMBIA VILLAGE HOMEOWNERS ASSOCIATION. SAID BUFFER MAY NOT BE REMOVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.

3. MICRO-PATH LOT 25, BLOCK 1, PROVIDES A PATHWAY ACCESS EASEMENT FOR THE BENEFIT OF THE COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION, AND MAY NOT BE VACATED WITHOUT THE EXPRESS CONSENT OF BOISE CITY. SAID LOT IS SUBJECT TO THE COVENANTS OF THE COLUMBIA VILLAGE HOMEOWNERS ASSOCIATION.

4. THE LANDSCAPING AND FENCING OF MICRO-PATHS SHALL CONFORM TO THE BOISE CITY MICRO-PATH ORDINANCE.

5. LOTS 1, 25, AND 32, BLOCK 1 AND LOTS 1 AND 7, BLOCK 2; ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE COLUMBIA VILLAGE HOMEOWNERS ASSOCIATION.

6. 20 FOOT WIDE PERPETUAL INGRESS/EGRESS VEHICULAR ACCESS TO LOTS 12,13,14,15, AND 16, BLOCK 1, SHALL BE PROVIDED FROM THE COMMON DRIVEWAY AND NOT FROM THE PUBLIC STREET. SETBACKS FOR REQUIRED PARKING SHALL BE A MINIMUM OF 20- FEET FROM THE EDGE OF THE BUILT COMMON DRIVEWAY, OR PROPERTY LINE WHICHEVER IS MORE RESTRICTIVE, AND PARKING ON THE COMMON DRIVEWAY IS PROHIBITED.

7. DUPLEX STRUCTURES MAY NOT BE CONSTRUCTED ON LOTS THAT UTILIZE A COMMON DRIVEWAY, REGARDLESS OF ZONING DISTRICT.

8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

9. THE OWNERS OF THIS SUBDIVISION ARE SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 AND BOISE CITY CODE 9-20-B.J CONCERNING IRRIGATION WATER. NO SURFACE WATER RIGHTS ARE AVAILABLE FOR THIS SUBDIVISION, AND A REQUEST FOR WAIVER #05-02 HAS BEEN GRANTED FOR BASALT BLUFFS SUBDIVISION. THE HOMEOWNERS WILL BE ASSESSED FOR IRRIGATION WATER BY UNITED WATER IDAHO AND UNITED WATER IDAHO HAS AGREED TO SUPPLY WATER TO THE HOMEOWNERS.

10. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.

11. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDER PERMIT OR AS SPECIFICALLY APPROVED BY CUP04-00091. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP04-00091.

12. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP04-0091.

13. DIRECT LOT ACCESS TO E. GRAND FOREST DRIVE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.

14. LOTS 11, 12, 13, 14 AND 15, BLOCK 1, ARE SUBJECT TO THE BOISE CITY HILLSIDE AND FOOTHILLS AREAS DEVELOPMENT ORDINANCE.

15. THIS PROPERTY IS LOCATED IN BOISE CITY AIRPORT INFLUENCE AREA 4, AND IS SUBJECT TO RECORDED AVIGATION EASEMENT NO. 105049447.



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CITY OF BOISE, ADA COUNTY, IDAHO
2005

OWNERS CERTIFICATE

Know all men by this presents: That the undersigned is the owner of the property described as follows and intends to include said property in this plat:

A parcel of land being a portion of the SE 1/4 of Section 32, Township 3 North, Range 3 East and Government Lots 2 & 3 of Section 5, Township 2 North, Range 3 East, Boise Meridian, City of Boise, Ada County, Idaho, more particularly described as follows:

COMMENCING at a found brass cap, corner record #99099549, marking the NE corner of said Section 5;

Thence North 89°21'56" West, coincident with the north line of said Section 5, a distance of 1697.80 feet to a 5/8" rebar/cap PLS 5461 on the westerly right-of-way line of Columbia Village No. 17 Subdivision as shown in Book 69 of Plats at Page 7097, Ada County Records and the POINT OF BEGINNING;

Thence South 44°16'05" East coincident with the said westerly right-of-way line of East Grand Forest Drive, a distance of 223.03 feet to a 5/8" rebar/cap PLS 5461 and the beginning of a tangent curve;

Thence 323.33 feet along said curve to the right coincident with the westerly right-of-way line of said East Grand Forest Drive, having a radius of 370.00 feet, a central angle of 50°04'08", subtended by a chord bearing South 19°14'52" East, 313.14 feet to a 5/8" rebar/cap PLS 5461;

Thence South 11°25'23" West coincident with the westerly right-of-way line of East Grand Forest Drive, a distance of 100.53 feet to a 5/8" rebar/cap PLS 5461;

Thence South 05°46'58" West coincident with the westerly right-of-way line of East Grand Forest Drive, a distance of 119.75 feet to a 5/8" rebar/cap PLS 5461 and the northerly right-of-way line of State Highway 21;

Thence North 84°06'16" West coincident with the northerly right-of-way line of State Highway 21, a distance of 524.71 feet to a found brass cap STA 337+35.84, 10 feet LT.;

Thence North 05°48'30" East coincident with the northerly right-of-way line of State Highway 21, a distance of 140.04 feet to a found brass cap STA 337+35.84, 241 feet LT.;

Thence North 86°26'56" West, 27.40 feet to a found 5/8" rebar/cap PLS 7880;

Thence North 37°13'14" West, 354.45 feet to a 5/8" rebar/cap PLS 5461;

Thence North 48°12'06" East, 511.44 feet to a 5/8" rebar/cap PLS 5461 on the westerly right-of-way line of said East Grand Forest Drive;

Thence South 44°16'05" East coincident with said westerly right-of-way line of East Grand Forest Drive, a distance of 202.56 feet to the POINT OF BEGINNING.

The parcel above described contains 9.09 acres more or less.

The public streets shown on this plat are hereby dedicated to the public. The easements as shown on this plat are not dedicated to the public. However the right to use said easements is perpetually reserved for public utilities and for any other uses as designated hereon, and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat will be eligible to receive water service from United Water Idaho and United Water Idaho has agreed in writing to serve all of the lots in this subdivision.

BASALT BLUFFS DEVELOPMENT LLC, AN
IDAHO LIMITED LIABILITY COMPANY

BY: LANDWORKS LLC, ITS MEMBER

BY: FSB LLC, ITS MEMBER

BY:  F. SCOTT BEECHAM, MEMBER

BY: C4 INVESTMENTS LLC, ITS MEMBER

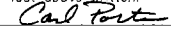
BY:  JIM D. CONGER, MEMBER

ACKNOWLEDGMENT

State of Idaho }
County of Ada } ss

On this 17th day of JUNE, 2005, before me CARL PORTER, a Notary Public in and for said State, personally appeared F. Scott Beecham, known or identified to me to be a member of FSB LLC, a limited liability company, one of the members of Landworks LLC, a limited liability company, one of the members of Basalt Bluffs Development LLC, an Idaho Limited Liability Company, and the member who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said limited liability company's name.

In witness whereof, I have hereunto set my hand and notarial seal the day and year last above written.



Notary Public for IDAHO
Residing at EMMETT
My commission expires 2/27/07

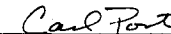


ACKNOWLEDGMENT

State of Idaho }
County of Ada } ss

On this 17th day of JUNE, 2005, before me CARL PORTER, a Notary Public in and for said State, personally appeared Jim D. Conger, known or identified to me to be a member of C4 Investments, LLC, a limited liability company, one of the members of Landworks LLC, a limited liability company, one of the members of Basalt Bluffs Development LLC, an Idaho Limited Liability Company, and the member who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said limited liability company's name.

In witness whereof, I have hereunto set my hand and notarial seal the day and year last above written.



Notary Public for IDAHO
Residing at EMMETT
My commission expires 2/27/07



CERTIFICATE OF SURVEYOR

I, David S. Short, do hereby state that I am a Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, in conformity with the State of Idaho Codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

 PROFESSIONAL LAND SURVEYOR
REGISTERED
5461
STATE OF IDAHO
DAVID S. SHORT
4/17/2005



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Boise, Idaho 83705-4768

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CITY OF BOISE, ADA COUNTY, IDAHO
2005

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the Boise City, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 12 day of April, 2005 This plat was duly accepted and approved.

Anneth P. Monecy
City Clerk, Boise, Idaho



5-18-2005
Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 20 day of April, 05.

Frank M. Mueh
Ada County Highway District Chairman



4/20/05
Date

APPROVAL OF CITY ENGINEER

I, the undersigned City Engineer in and for the Boise City, Ada County, Idaho, hereby approve this plat.

David L. ...
City Engineer

5/15/05
Date

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Melinda McEwen
District Health Department, REHS



05-11-05
Date

CERTIFICATE OF 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 proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Lynnda Fischer by Nancy Everett
County Treasurer

6-30-05
Date



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.

John E. Prusick
County Surveyor PELS 303D

6/29/05
Date



COUNTY RECORDER'S CERTIFICATE

State of Idaho }
County of Ada }

I hereby certify that this instrument was filed for record at the request of

W&H Pacific AT 29 minutes past 10 o'clock A.M.

on this 1 day of July, 2005 in

Book 92 of Plats at Pages 10954 through 10957

Instrument No. 105088346

A. Ladd
Deputy
Fee: \$ 21.00

J. Minda Minko
Ex-Officio Recorder



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