

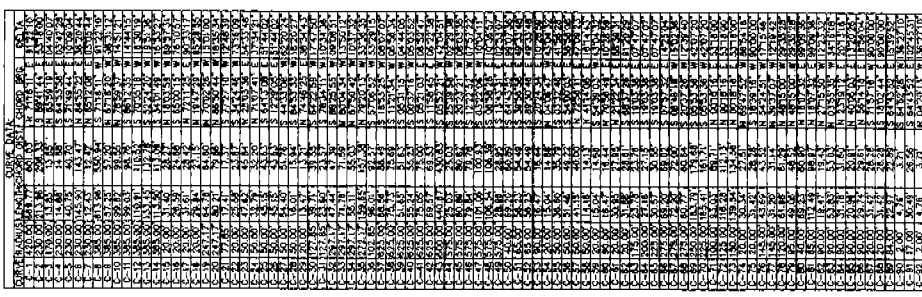
SILVERADO RANCH NO. 4 SUBDIVISION

PLAT SHOWING

LOCATED IN
GOVERNMENT LOT 1, SECTION 6, T.2N., R.3E., B.M.,
AND THE S 1/2, SE 1/4, SECTION 31,
T.3N., R.3E., B.M.,
BOISE, ADA COUNTY, IDAHO
1999
● HUBBLE ENGINEERING, INC. ●
BOISE, IDAHO

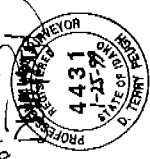


SCALE: 1" = 100'



DEVELOPER:
COLUMBIA DEVELOPMENTS, LLC
BOISE, IDAHO
986-217-00 (BG 021)

COLUMBIA VILLAGE NO. 14 SUBDIVISION



LEGEND

- FOUND BRASS OR ALUMINUM CAP
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 3355
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 1431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- WITNESS CORNER
- W.C. PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- ⑫ LOT NUMBER

SOLAR EMBLEMINGS

- ① SOLAR LOT
- ② SHADE RESTRICTED LOT
- ③ SOLAR AND SHADE RESTRICTED LOT

NOTES:

- 1) HUMAN INCLUDING ENTRANCE LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS. ALL LOT PARCELS SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
- 2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT RIGHT-OF-WAY. PUBLIC UTILITIES, TELEPHONE, GAS, STEEL, CABLEVISION, IRRIGATION, AND BOISE CITY STREET LIGHT FACILITIES.
- 3) ANY RESURVEYING OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESURVEYING.
- 4) EACH SIDE OF COMMON LOT LINES HAVE A 150 FOOT MINIMUM SETBACK FROM ADJACENT LOT LINES.
- 5) POWER, CABLEVISION, GAS, AND IRRIGATION FACILITIES TO BE IN THE PUBLIC LOCUSES. RIGHT-OF-WAY IS HELD WITH THE LOT OWNERS ON WHOSE LAND SAID ORANGE FACILITIES ARE CONSTRUCTED.
- 6) ALL LOTS WITH THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS EXCEPT LOTS 123 & 192, BLOCK 1, LOT 1, BLOCK 3, AND LOT 1, BLOCK 5.
- 7) LOTS 123 & 192, BLOCK 1, LOT 1, BLOCK 3, AND LOT 1, BLOCK 5 ARE HEREBY SET ASHORE AND SHORELINE FACILITIES SHALL BE OWNED AND MAINTAINED BY COLUMBIA VILLAGE OWNERS ASSOCIATION INC. THE ASSOCIATION AS SET FORTH IN SUBDIVISION PLAT NUMBER 986-217-00 (BG 021) AND THE ASSOCIATION'S BYLAWS FOR THE USE AND BENEFIT OF THE COLUMBIA VILLAGE OWNERS ASSOCIATION INC.
- 8) THE SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT RESERVE AREA A-1, AND AN AVIATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 9860001.
- 9) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE DAHO CODE SECTION 31-3065 CONCERNING IRRIGATION WATER.
- 10) DIRECT LOT ACCESS TO EAST GRAND FOREST DRIVE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
- 11) LOT 123, BLOCK 1, AND LOT 1, BLOCK 3 SHALL BE OWNED AND MAINTAINED BY THE COLUMBIA VILLAGE OWNERS ASSOCIATION INC. AND MAY NOT BE ASSIGNED WITHOUT THE EXPRESS CONSENT OF SAID CITY.

SILVERADO RANCH NO. 4 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 LOCATED IN GOVERNMENT LOT 1 OF SECTION 6, T.2N., R.3E., B.M., AND THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 31, T.3N., R.3E., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 5 AND 6 BEARS SOUTH 00°13'00" WEST, 2771.15 FEET; THENCE SOUTH 00°13'00" WEST, 597.67 FEET TO THE INITIAL POINT OF SUPERIOR RIDGE SUBDIVISION, AS SAME IS RECORDED IN BOOK 71 OF PLATS AT PAGES 7261 AND 7262, RECORDS OF ADA COUNTY, IDAHO, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUPERIOR RIDGE SUBDIVISION SOUTH 60°39'42" WEST, 370.29 FEET TO A POINT; THENCE SOUTH 72°36'28" WEST, 207.42 FEET TO A POINT; THENCE SOUTH 65°14'41" WEST, 387.47 FEET TO A POINT; THENCE NORTH 81°28'38" WEST, 83.78 FEET TO THE SOUTHEAST CORNER OF LOT 21, BLOCK 1 OF SILVERADO RANCH NO. 1 SUBDIVISION, AS SAME IS RECORDED IN BOOK 65 OF PLATS AT PAGES 6683 THROUGH 6685, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SILVERADO RANCH NO. 1 SUBDIVISION NORTH 18°30'19" WEST, 234.55 FEET TO A POINT; THENCE NORTH 15°10'04" WEST, 575.05 FEET TO A POINT; THENCE NORTH 20°28'51" WEST, 148.65 FEET TO A POINT; THENCE NORTH 32°49'36" WEST, 87.83 FEET TO A POINT; THENCE NORTH 55°10'55" WEST, 240.56 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1 OF SAID SILVERADO RANCH NO. 1 SUBDIVISION LYING ON THE SOUTHERLY RIGHT-OF-WAY OF E. GRAND FOREST DRIVE; THENCE 689.77 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 91°22'10", AND A LONG CHORD BEARING NORTH 71°16'11" EAST, 601.03 FEET TO A POINT; THENCE SOUTH 83°02'44" EAST, 149.79 FEET TO A POINT; THENCE 213.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 53°18'00", AND A LONG CHORD BEARING SOUTH 89°41'44" EAST, 206.33 FEET TO A POINT; THENCE NORTH 63°39'16" EAST, 153.00 FEET TO A POINT; THENCE 13.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 4°40'07", AND A LONG CHORD BEARING NORTH 65°59'19" EAST, 13.85 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 33°27'16" EAST, 1029.70 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 6; THENCE ALONG SAID EAST BOUNDARY SOUTH 00°13'00" WEST, 159.83 FEET TO THE POINT OF BEGINNING, CONTAINING 29.97 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 PERMANENTLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED ON THIS PLAT; ALL PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE UNITED STATES OF AMERICA; 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.

THE J. R. SIMPLOT SELF-DECLARATION OF REVOCABLE TRUST(S) OF: J. R. SIMPLOT, TRUSTEE

Charles E. Morey, AUTHORIZED AGENT

ACKNOWLEDGEMENT

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

ON THIS 3rd DAY OF March, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY PRESENT, CHARLES E. MOREY, KNOWN TO ME TO BE THE AUTHORIZED AGENT OF J. R. SIMPLOT, TRUSTEE OF J. R. SIMPLOT SELF-DECLARATION OF REVOCABLE TRUST, THE TRUST THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



8-7-99 MY COMMISSION EXPIRES

Charles E. Morey, Notary Public for Idaho, Residing in Boise, Idaho

CERTIFICATE OF SURVEYOR

I, D. TERRY FEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.



D. TERRY FEUGH

IDAHO NO. 4431

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 20th DAY OF MAY, 1999.



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. Arnold, EHS 4/14/99

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Richard M., 12/29/98

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 3rd DAY OF March, 1999, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



John E. Spitzer, 1/25/99

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.

1-27-1999 DATE



COUNTY RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF J. R. SIMPLOT SELF-DECLARATION AT 3:00 MINUTES PAST 3 O'CLOCK A.M. ON THIS 27th DAY OF January, 1999. INSTRUMENT NO. 9906026 IN BOOK 77 OF PLATS AT PAGES 8145 THROUGH 8146.

D. Kitchin, Fee: \$ 11.00

D. David Navarro, RECORDER