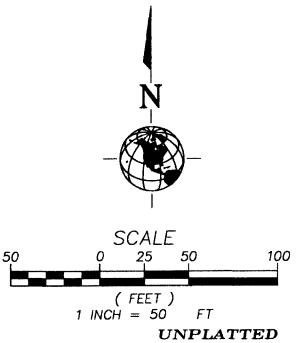
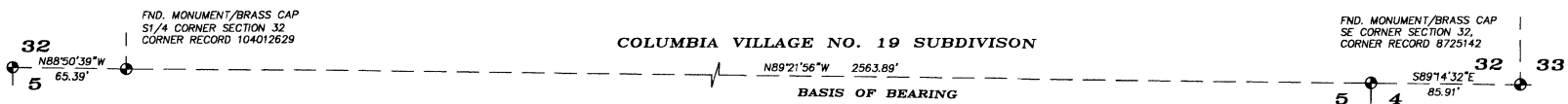
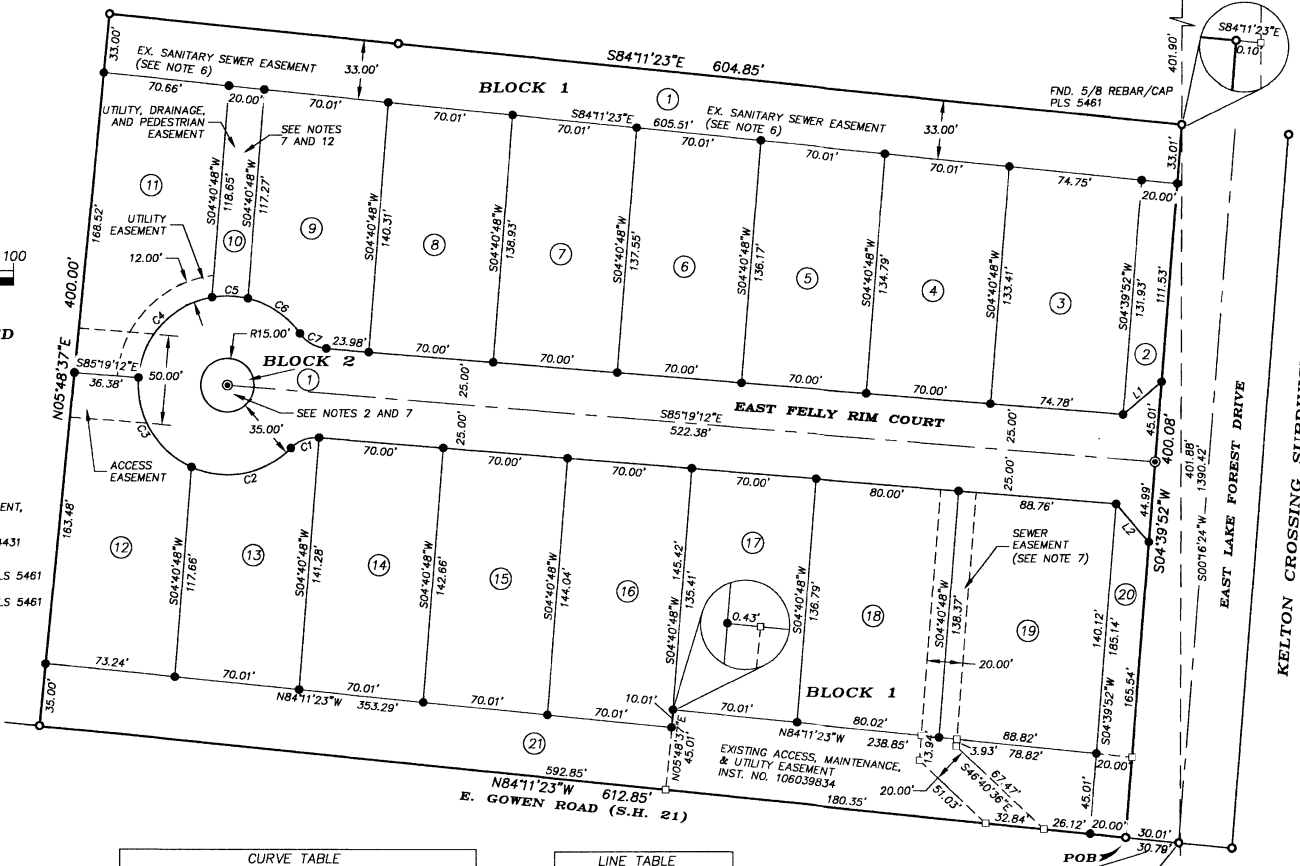


WHISTLER RIDGE SUBDIVISION

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 5,
T.2N., R.3E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO
2006



- LEGEND**
- (X) LOT NUMBER
 - BLOCK X BLOCK NUMBER
 - FOUND BRASS CAP MONUMENT, AS NOTED
 - FOUND 5/8" REBAR, PLS 4431 UNLESS NOTED OTHERWISE
 - SET 1/2" X 30" REBAR, PLS 5461
 - SET 5/8" X 30" REBAR, PLS 5461
 - CALC POINT NOT SET
 - SUBDIVISION BOUNDARY
 - - - SECTION LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - POB POINT OF BEGINNING



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	49°58'41"	20.00	17.45	S69°40'57"W	16.90
C2	69°07'09"	50.00	60.32	N79°14'41"E	56.73
C3	70°52'32"	50.00	61.85	S30°45'28"E	57.98
C4	75°38'02"	50.00	66.00	S42°29'49"W	61.31
C5	23°08'08"	50.00	20.16	N88°08'07"W	20.02
C6	41°15'32"	50.00	36.01	N55°57'17"W	35.23
C7	49°59'41"	20.00	17.45	S60°19'21"E	16.90

LINE TABLE

LINE	BEARING	LENGTH
L1	S49°39'52"W	28.28
L2	N40°20'08"W	28.28

REFERENCES

RECORD OF SURVEY 7321, INST. NO. 106049059
 RECORD OF SURVEY 3402, INST. NO. 95094868
 RECORD OF SURVEY 595, INST. NO. 8420985
 COLUMBIA VILLAGE NO. 19 SUBDIVISION, BK. 79, PG. 8380

FND. 5/8 IP/BRASS CAP
 N1/16 CORNER SECTION 4,5
 NO RECORD FOUND

- NOTES**
- A 10 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG THE SUBDIVISION BOUNDARY, AND THE FRONT AND REAR LOT LINES, UNLESS OTHERWISE DIMENSIONED. A 5 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES, UNLESS OTHERWISE DIMENSIONED.
 - LOTS 1, 2, 10, 20, AND 21 BLOCK 1, AND LOT 1 BLOCK 2, ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION. LOTS 1, 2, 10, 20 AND 21, BLOCK 1 AND LOT 1, BLOCK 2 MAY NOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE.
 - LOTS 1 AND THE LANDSCAPE EASEMENT ON LOTS 2, 20, AND 21 OF BLOCK 1, PROVIDE A LANDSCAPE BUFFER WHICH SHALL BE MAINTAINED BY THE COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION. SAID BUFFER MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
 - MICRO-PATH LOT 10 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 HOMEOWNER'S ASSOCIATION. THE LANDSCAPING AND FENCING OF MICRO-PATHS SHALL CONFORM TO THE BOISE CITY MICRO-PATH ORDINANCE.
 - THE ACCESS EASEMENT THROUGH LOTS 11 AND 12 BLOCK 1 IS PROVIDED FOR THE EXCLUSIVE USE OF THE ADJACENT PROPERTY TO, THE WEST ONLY IF SAID ADJACENT PROPERTY IS DEVELOPED, AND IS REQUIRED TO HAVE ACCESS TO EAST LAKE FOREST DRIVE.
 - THERE IS AN EXISTING SANITARY SEWER EASEMENT ACROSS THE ENTIRETY OF LOT 1, BLOCK 1. THIS EASEMENT WAS GRANTED TO THE CITY OF BOISE AS INSTRUMENT NO. 99098803, ADA COUNTY RECORDS.
 - A BLANKET BOISE CITY SANITARY SEWER EASEMENT SHALL EXIST OVER LOT 10, BLOCK 1, AND LOT 1, BLOCK 2, AND AS DELINEATED ON THE FACE OF THE PLAT OVER PORTIONS OF LOTS 18, 19, AND 21, BLOCK 1.
 - THERE IS AN EXISTING ACCESS, MAINTENANCE, AND UTILITY EASEMENT ACROSS PORTIONS OF LOTS 20 AND 21, BLOCK 1, FOR THE PURPOSE OF EXISTING PRIVATE UTILITIES, AND THE MAINTENANCE OF THOSE UTILITIES BY THEIR BENEFICIARIES. THOSE PRIVATE INTERESTS SHALL REMAIN, AS DESCRIBED IN INSTRUMENT NO. 106039834, ADA COUNTY RECORDS.
 - THIS PROJECT IS SUBJECT TO TWO AVIGATION EASEMENTS RECORDED AS INSTRUMENT NUMBERS 102105592 AND 103196906, ADA COUNTY RECORDS.
 - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE.
 - DIRECT LOT ACCESS TO EAST LAKE FOREST DRIVE AND STATE HIGHWAY 21 IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
 - ALL OF LOTS 1 AND 10, BLOCK 1 IS SERVED TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104068411, OPTICAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED BY IDAHO CODE 31-3803, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.

W&H PACIFIC
 3130 S. Owyhee St.
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Planners • Engineers • Surveyors • Landscape Architects

PROFESSIONAL LAND SURVEYOR
 REGISTERED
5461
 STATE OF IDAHO
 DAVID S. SHORT

WHISTLER RIDGE SUBDIVISION

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 5, T.2N., R.3E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO 2006

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 Government Lot 1, Section 5, Township 2 North, Range 3 East, Boise Meridian, City of Boise, Ada County, Idaho, more particularly described as follows:

A parcel of land being a portion of Government Lot 1 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 Northeast corner of said Section 5;

Thence South 00° 16' 24" West, coincident with the east line of said Section 5, 803.78 feet, to the northerly right-of-way line of State Highway 21;

Thence North 84° 11' 23" West, coincident with the northerly right-of-way line of State Highway 21, a distance of 30.79 feet to a found rebar/cap PLS 4431, and the POINT OF BEGINNING;

Thence continuing along said right-of-way line, North 84° 11' 23" West, 612.85 feet to a found rebar/cap PLS 4431;

Thence North 5° 48' 37" East, 400.00 feet to a found 5/8" rebar/red cap PLS 5461, and the southerly boundary line of Columbia Village Number 19 Subdivision;

Thence South 84° 11' 23" East, coincident with the said southerly boundary line of Columbia Village Number 19 Subdivision, 604.85 feet to a found 5/8" rebar/red cap PLS 5461, and the westerly right-of-way line of East Lake Forest Drive;

Thence South 4° 39' 52" West, coincident with the said westerly right-of-way line of East Lake Forest Drive, 400.08 feet to the POINT OF BEGINNING.

Basis of Bearings is North 89° 21' 56" West, between a found brass cap marking the Northeast Corner of Section 5, Instrument No. 99099549 and a found brass cap marking the South Quarter Corner of Section 32, Instrument No. 104012629, all in Township 2 North, Range 3 East, Boise Meridian.

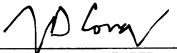
The parcel above described contains 5.59 acres more or less.

Together with and subject to covenants, easements, and restrictions of record.

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 herein, 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.

WHISTLER DEVELOPMENT, LLC

BY: C2B DEVELOPMENTS, LLC, ITS MEMBER

BY: 
JIM D. CONGER, MEMBER

ACKNOWLEDGMENT

State of Idaho }
County of Adg } ss

On this 16th day of November, 2006, before me Dianne Jossia, a Notary Public in and for said State, personally appeared Jim D. Conger, known or identified to me to be a member of Whistler Development L.L.C., one of the members of C2B Developments L.L.C., and the member who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed said 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.

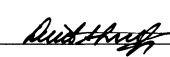
Dianne Jossia

Notary Public for Idaho
Residing at Boise, ID
My commission expires 8/1/07



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 platted 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.





11/7/2006

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WHISTLER RIDGE SUBDIVISION

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 5,
T.2N., R.3E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO
2006

CERTIFICATE OF COUNTY SURVEYOR

I Jerry L. Hastings, 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.

Jerry L. Hastings 11-9-2006
Ada County Surveyor PLS 5359 Date
Acting 11-9-2006

APPROVAL OF CITY ENGINEER

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

John Tensen 9/29/06
City Engineer Date

APPROVAL OF CITY COUNCIL

I Annette P. Mooney, 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 this 11 day of April, 2006. This plat was duly accepted and approved.

Annette P. Mooney 7-7-06
City Clerk, Boise, Idaho Date



CERTIFICATE OF COUNTY TREASURER

I LYNDA FISCHER, 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.

Lynda Fischer by Norah Rose Robinson 11/13/2006
County Treasurer Date



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

This plat was accepted and approved by the Board of Ada County Highway District Commissioners on this 26th day of July, 2006.

John C. ...
Ada County Highway District Chairman Date



COUNTY RECORDER'S CERTIFICATE

State of Idaho } ss
County of Ada }

I hereby certify that this instrument was filed for record at the request of W&H Pacific at 29 minutes past 3 o'clock PM, on this 13th day of November, 2006, in Book 97 of plats at Pages 12081 through 12083.

J. Olson J. David Newman
Deputy Ex-Officio Recorder
Fee: \$16.-

INSTRUMENT NO. 106178927

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Pat ... 8/24/06
District Health Department, REHS Date



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BOOK _____, PAGE _____