

COLUMBIA VILLAGE NO. 16 SUBDIVISION

LOCATED IN
THE SW1/4, SECTION 32, T.3N., R.3E., B.M.,
BOISE, ADA COUNTY, IDAHO

1993

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

PLAT SHOWING

LEGEND

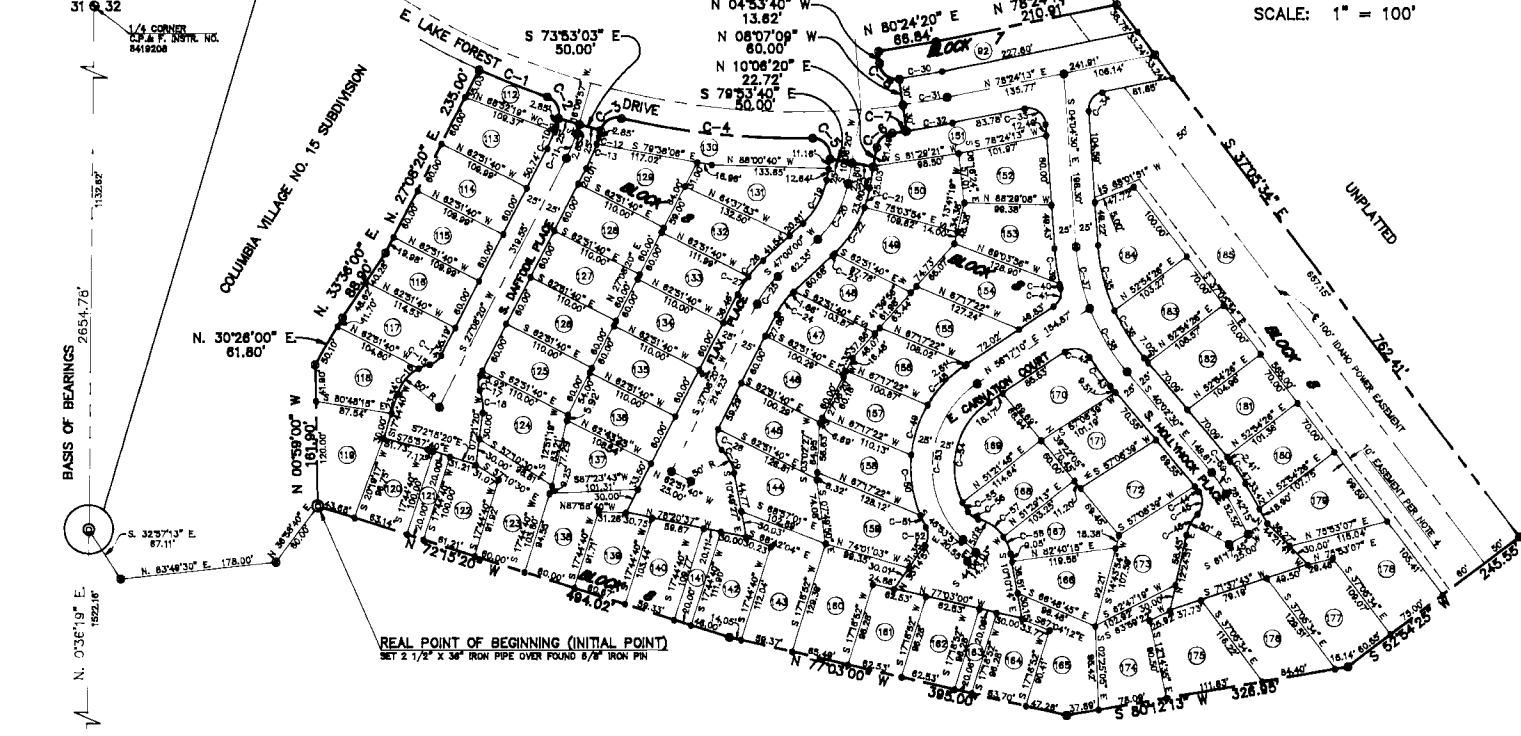
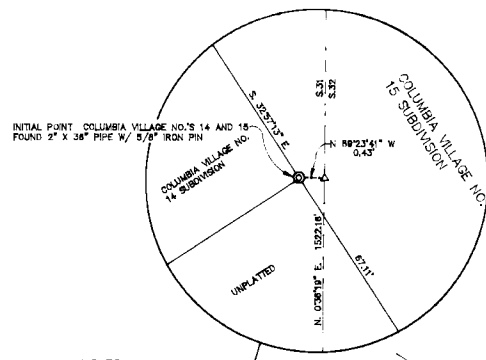
- FOUND BRASS CAP
- NET 5/8" X 30" IRON PIN WITH PLASTIC CAP
- NET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- FOUND 5/8" IRON PIN
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- ① LOT NUMBER

CURVE DATA:	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	880.00'	84.17'	48.11'	84.13'	S 68°17'09" E	25°08'49"	
C-2	20.00'	30.42'	19.02'	27.57'	S 27°07'05" E	87°08'02"	
C-3	20.00'	30.42'	19.02'	27.57'	N 59°40'58" E	87°08'02"	
C-4	880.00'	220.50'	110.83'	219.92'	S 83°55'42" E	14°21'23"	
C-5	20.00'	35.33'	24.35'	30.91'	S 40°30'02" E	101°12'43"	
C-6	20.00'	25.44'	14.77'	23.76'	N 46°32'36" E	72°52'34"	
C-7	880.00'	16.90'	8.45'	16.90'	N 89°25'32" E	01°06'02"	
C-8	20.00'	32.54'	21.16'	29.07'	N 51°30'25" W	93°13'29"	
C-9	175.00'	12.91'	6.46'	12.90'	N 18°13'43" E	04°13'32"	
C-10	175.00'	20.76'	10.39'	20.78'	N 23°44'24" E	06°47'51"	
C-11	200.00'	38.48'	19.30'	38.42'	N 21°07'39" E	11°01'23"	
C-12	225.00'	12.97'	6.49'	12.97'	N 17°46'04" E	03°18'14"	
C-13	225.00'	30.31'	15.18'	30.29'	N 23°16'45" E	07°43'09"	
C-14	20.00'	17.45'	9.33'	16.90'	N 52°08'11" E	49°59'41"	
C-15	50.00'	12.93'	6.50'	12.89'	S 69°43'39" W	14°48'46"	
C-16	50.00'	38.30'	20.49'	37.93'	S 40°01'37" W	44°34'35"	
C-17	20.00'	17.45'	9.33'	16.90'	S 02°08'29" W	49°59'41"	
C-18	50.00'	26.36'	13.50'	26.06'	N 07°45'01" W	30°12'41"	
C-19	90.00'	57.95'	30.02'	56.96'	N 28°33'10" E	36°53'42"	
C-20	115.00'	74.05'	36.36'	72.78'	N 28°33'10" E	36°53'42"	
C-21	140.00'	33.42'	11.74'	23.93'	N 43°53'52" E	09°32'03"	
C-22	140.00'	63.63'	32.38'	63.03'	N 32°42'39" W	26°02'32"	
C-23	140.00'	3.10'	1.55'	3.10'	N 46°21'58" E	01°16'05"	
C-24	90.00'	31.29'	15.76'	31.04'	S 37°04'10" W	19°51'49"	
C-25	115.00'	39.86'	20.13'	39.66'	N 21°04'10" E	19°51'49"	
C-26	140.00'	24.88'	12.47'	24.85'	S 41°54'31" W	10°10'58"	
C-27	140.00'	23.65'	11.85'	23.68'	S 31°58'41" W	09°40'42"	
C-28	20.00'	25.62'	14.91'	23.96'	S 09°33'37" E	73°23'54"	
C-29	30.00'	30.32'	15.97'	30.43'	N 28°33'31" E	35°26'07"	
C-30	880.00'	49.77'	24.89'	49.76'	N 80°08'32" E	03°28'39"	
C-31	880.00'	51.59'	25.80'	51.59'	N 80°08'32" E	03°28'39"	
C-32	880.00'	53.41'	26.71'	53.40'	N 80°08'32" E	03°28'39"	
C-33	20.00'	34.04'	22.81'	30.08'	N 52°50'08" W	97°31'17"	
C-34	20.00'	28.79'	17.53'	26.37'	S 27°03'52" W	88°28'43"	
C-35	225.00'	77.78'	39.28'	77.40'	N 13°58'43" E	19°48'27"	
C-36	225.00'	63.46'	31.94'	63.25'	S 31°57'43" E	16°09'33"	
C-37	225.00'	72.73'	36.63'	72.48'	S 12°24'34" E	16°40'09"	
C-38	250.00'	84.20'	42.50'	83.80'	S 30°23'34" E	19°17'51"	
C-39	275.00'	41.61'	20.85'	41.57'	N 08°24'35" E	38°40'11"	
C-40	275.00'	4.44'	2.22'	4.44'	S 13°12'26" E	00°55'36"	
C-41	20.00'	24.42'	13.99'	22.93'	N 21°18'29" E	69°57'21"	
C-42	20.00'	32.17'	20.77'	28.81'	N 77°38'05" W	92°09'30"	
C-43	275.00'	40.73'	20.40'	40.69'	S 35°47'55" E	08°29'59"	
C-44	125.00'	7.70'	3.85'	7.70'	S 38°13'54" E	03°21'54"	
C-45	20.00'	28.05'	16.89'	25.81'	N 03°40'12" E	80°22'16"	
C-46	50.00'	27.44'	14.08'	27.10'	S 28°08'16" W	31°26'48"	
C-47	175.00'	24.63'	12.31'	24.37'	N 03°06'21" E	11°20'15"	
C-48	140.00'	62.46'	31.76'	61.94'	S 43°30'24" W	25°33'39"	
C-49	50.00'	19.77'	10.18'	19.73'	N 44°18'18" E	24°40'17"	
C-50	140.00'	71.01'	36.28'	70.25'	S 08°37'04" E	29°03'34"	
C-51	140.00'	14.21'	7.11'	14.20'	S 26°03'48" E	05°48'54"	
C-52	20.00'	22.42'	12.55'	21.26'	N 03°06'21" E	64°13'12"	
C-53	115.00'	205.10'	142.48'	178.98'	S 05°11'38" W	102°11'07"	
C-54	90.00'	139.79'	73.19'	138.93'	N 18°18'36" E	82°37'28"	
C-55	140.00'	12.27'	6.14'	12.26'	S 08°14'36" E	07°48'25"	
C-56	20.00'	14.51'	7.59'	14.19'	S 54°55'54" E	41°34'02"	
C-57	50.00'	36.24'	18.96'	35.45'	N 54°56'59" W	41°31'53"	
C-58	50.00'	20.96'	10.63'	20.80'	S 22°10'38" E	24°04'48"	
C-59	150.00'	29.68'	14.89'	29.63'	S 34°22'22" E	11°20'15"	

- NOTES:**
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
 - ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION, DRAINAGE AND BOISE CITY STREET LIGHT EASEMENT.
 - ANY REBUDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF REBUDIVISION.
 - PROPERTY LINES AND EACH SIDE OF COMMON LOT HAVE A FIVE (5) FOOT PERMANENT PUBLIC WATER, POWER, TELEPHONE, GAS, STELLAR CABLEVISION AND DRAINAGE EASEMENT.
 - 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.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 112, 121, 130, 141, 151, 163, AND 185, BLOCK 8; AND LOT 92, BLOCK 7.
 - LOTS 112, 121, 130, 141, 151, 163, AND 185, BLOCK 8; AND LOT 92, BLOCK 7 ARE HEREBY DESIGNATED AS COMMON LANDSCAPE AND RECREATION LOTS AND AS PEDESTRIAN WALKWAY AND DRAINAGE EASEMENT; AND ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE SUB-HOMEOWNERS ASSOCIATION OR FOUNDATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF COLUMBIA VILLAGE NO. 16 SUBDIVISION.
 - THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 9318648 & 9332423.
 - NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF REQUIRED INSTRUMENT NO. 9388691 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
 - LOTS 120, 139, 161 AND 177, BLOCK 8 ARE HEREBY DESIGNATED AS SOLAR PROTECTED LOTS AND LOTS 121, 123, 141, 143, 163 AND 174, BLOCK 8 ARE HEREBY DESIGNATED AS SHADE RESTRICTED LOTS AND LOTS 122, 140, 142, 162, 175 AND 176, BLOCK 8 ARE HEREBY DESIGNATED AS SOLAR PROTECTED AND SHADE RESTRICTED LOTS AS DERIVED IN THE BOISE CITY SUBDIVISION ORDINANCE.
 - IDAHO CODE 31-3805 IS INAPPLICABLE AS THERE IS NO IRRIGATION TO THE PROPERTY.

DEVELOPER:
GOLDEN DEVELOPMENTS CO.
BOISE, IDAHO

SHEET 1 OF 2



31 32
9
SECTION CORNER
C.P. & F. INSTR. NO. 9318363



E. Don Hubble License No. 3555

COLUMBIA VILLAGE NO. 16 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 THE SW1/4 OF SECTION 32, T.3N., R.3E., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE CORNER COMMON TO SECTIONS 31 AND 32, T.3N., R.3E., AND SECTION 5, T.2N., R.3E., B.M.; THENCE NORTH 00°36'19" EAST, 1522.16 FEET TO A POINT; THENCE NORTH 89°23'41" WEST, 0.43 FEET TO A 2-INCH IRON PIPE, SAID POINT BEING THE POINT OF BEGINNING OF COLUMBIA VILLAGE NO. 15 SUBDIVISION, AS RECORDED IN BOOK 63 OF PLATS, PAGES 6436 AND 6437, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 15 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: SOUTH 32°57'13" EAST, 67.11 FEET; NORTH 83°49'30" EAST, 178.00 FEET; NORTH 36°58'40" EAST, 80.00 FEET TO A 2-INCH IRON PIPE AND THE REAL POINT OF BEGINNING (INITIAL POINT); THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 15 SUBDIVISION NORTH 00°59'00" WEST, 161.90 FEET; NORTH 30°26'00" EAST, 61.80 FEET; NORTH 33°36'00" EAST, 88.90 FEET; NORTH 27°08'20" EAST, 235.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF E. LAKE FOREST DRIVE; THENCE ALONG THE SOUTHERLY BOUNDARY OF COLUMBIA VILLAGE NO. 13 SUBDIVISION, AS RECORDED IN BOOK 63 OF PLATS, PAGES 6360 AND 6361, RECORDS OF ADA COUNTY, IDAHO, 84.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 5°28'48", AND A LONG CHORD BEARING SOUTH 68°17'09" EAST, 84.13 FEET TO A POINT; THENCE 30.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°08'02", AND A LONG CHORD BEARING SOUTH 27°27'08" EAST, 27.57 FEET TO A POINT; THENCE SOUTH 73°53'03" EAST, 50.00 FEET TO A POINT; THENCE 30.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°08'02", AND A LONG CHORD BEARING NORTH 59°40'58" EAST, 27.57 FEET TO A POINT; THENCE 220.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 14°21'23", AND A LONG CHORD BEARING SOUTH 83°55'42" EAST, 219.92 FEET TO A POINT; THENCE 35.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 101°12'43", AND A LONG CHORD BEARING SOUTH 40°30'02" EAST, 30.91 FEET TO A POINT; THENCE SOUTH 79°53'40" EAST, 50.00 FEET TO A POINT; THENCE NORTH 10°06'20" EAST, 22.72 FEET TO A POINT; THENCE 25.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 72°52'34", AND A LONG CHORD BEARING NORTH 46°32'36" EAST, 23.76 FEET TO A POINT; THENCE 16.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 1°06'02", AND A LONG CHORD BEARING NORTH 82°25'52" EAST, 16.90 FEET TO A POINT; THENCE NORTH 8°07'09" WEST, 60.00 FEET TO A POINT; THENCE 32.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 93°13'29", AND A LONG CHORD BEARING NORTH 51°30'25" WEST, 28.07 FEET TO A POINT; THENCE NORTH 4°53'40" WEST, 13.62 FEET TO A POINT; THENCE NORTH 80°24'20" EAST, 66.84 FEET TO A POINT; THENCE NORTH 78°24'13" EAST, 210.91 FEET TO A POINT; THENCE DEPARTING FROM THE SOUTHERLY BOUNDARY OF COLUMBIA VILLAGE NO. 13 SUBDIVISION SOUTH 37°05'34" EAST, 762.41 FEET TO A POINT; THENCE SOUTH 52°54'25" WEST, 245.55 FEET TO A POINT; THENCE SOUTH 80°12'13" WEST, 326.95 FEET TO A POINT; THENCE NORTH 77°03'00" WEST, 395.00 FEET TO A POINT; THENCE NORTH 72°15'20" WEST, 494.02 FEET TO THE POINT OF BEGINNING. CONTAINING 16.73 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 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 IN 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 22nd DAY OF NOVEMBER, 1993.

J. R. Simplot
J. R. SIMPLOT, TRUSTEE

ACKNOWLEDGEMENT

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

ON THIS 22nd DAY OF NOVEMBER, 1993, 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.

NOV 25 1993
MY BOND EXPIRES



Joanne Marden
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

INSTRUMENT NUMBER 1398708

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Public Engineers AT 21 MINUTES PAST 2 O'CLOCK P.M., ON THIS 21 DAY OF NOVEMBER, IN BOOK 63 OF PLATS AT PAGES 6439 AND 6440.

Jeanne Hooper
DEPUTY
1100

J. Dennis Navarro
OFFICE RECORDER

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.

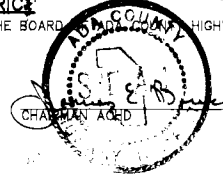
E. Don Hubble
E. DON HUBBLE
IDAHO NO. 3555



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 23rd DAY OF June, 1993.

Thomas E. Adams
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.

Thomas E. Adams 7/20/93
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.


Robert A. ...
CITY ENGINEER
9/93



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 15th DAY OF October, 1993, THIS PLAT WAS DULY ACCEPTED AND APPROVED.


Janet ...
CITY CLERK
9-9-93



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. Priestner
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. 50-130B 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 Bauer
COUNTY TREASURER
By Karen Witt, Data Clerk

DATE Nov 22, 1993