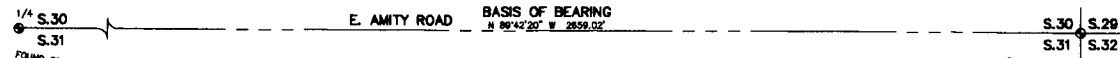


PLAT SHOWING COLUMBIA VILLAGE NO. 20 SUBDIVISION

LOCATED IN A PORTION OF THE SE1/4 OF THE NE1/4, SECTION 31 AND A PORTION OF THE SW1/4 OF THE NW1/4, SECTION 32, T.3N., R.3E., B.M., BOISE, ADA COUNTY, IDAHO

2001
Engineering NorthWest, LLC
BOISE, IDAHO



SCALE: 1" = 100'

FOUND BRASS CAP
C.P.M.F. INSTR. NO. 101037720

FOUND BRASS CAP
C.P.M.F. INSTR. NO. 80083070

SOLAR PROVISIONS

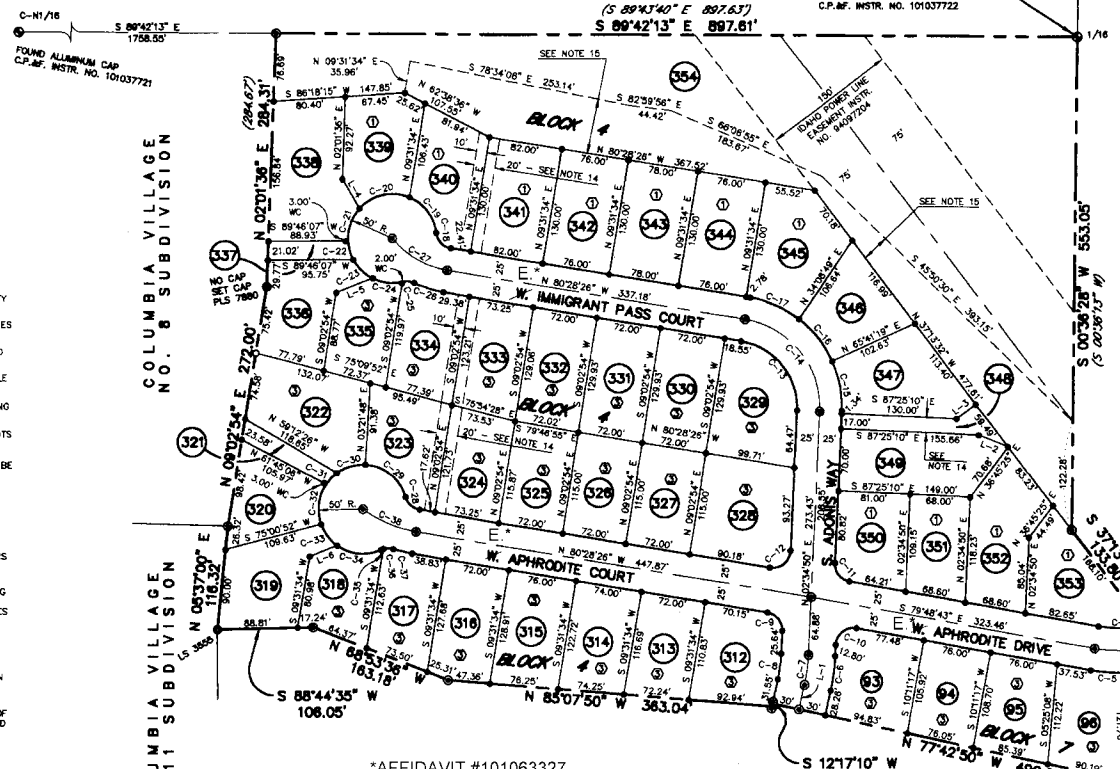
(AS SHOWN IN THE BOISE CITY SUBDIVISION ORDINANCE)

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

LEGEND

- FOUND BRASS OR ALUMINUM CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLUS 7880
- SET 1/2" X 34" IRON PIN WITH PLASTIC CAP, PLUS 7880
- FOUND 5/8" IRON PIN, AS NOTED
- FOUND 1/2" IRON PIN, LS 3555
- PROPERTY BOUNDARY
- EASEMENT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ⑤③ LOT NUMBER
- WC WITNESS CORNER

UNPLATTED



CURVE	RADIUS	LENGTH	CHORD BEG.	CHORD END	CHORD DIST.	DELTA
C-1	125.00	15.48	N 73°11'07" E	15.47	07°05'49"	
C-2	185.00	51.17	N 88°27'39" E	50.81	23°27'15"	
C-3	150.00	79.98	N 84°54'44" E	79.04	30°33'05"	
C-4	175.00	54.40	N 78°32'30" E	54.18	17°48'36"	
C-5	175.00	38.92	S 86°10'58" E	38.84	12°44'29"	
C-6	230.00	38.96	N 07°26'00" E	38.91	09°42'20"	
C-7	200.00	33.88	N 07°26'00" E	33.84	09°42'20"	
C-8	170.00	28.80	N 07°26'00" E	28.76	09°42'20"	
C-9	20.00	28.99	N 38°56'48" W	26.52	83°03'17"	
C-10	20.00	34.07	S 51°23'03" W	30.10	97°36'27"	
C-11	20.00	28.78	S 38°36'57" E	26.35	82°23'39"	
C-12	20.00	33.84	N 21°03'12" E	29.95	95°56'43"	
C-13	75.00	108.72	N 38°56'48" W	99.45	83°03'17"	
C-14	100.00	144.96	N 38°56'48" W	132.60	83°03'17"	
C-15	125.00	58.67	N 10°51'55" W	58.13	26°53'31"	
C-16	125.00	60.59	N 38°11'52" W	60.00	27°46'23"	
C-17	125.00	61.94	N 68°16'45" W	61.30	28°23'23"	
C-18	20.00	25.45	S 43°46'29" E	23.90	72°23'54"	
C-19	50.00	52.46	N 37°07'56" W	50.09	60°06'48"	
C-20	50.00	61.87	S 77°21'42" W	58.00	70°53'57"	
C-21	50.00	39.67	S 19°11'05" W	38.63	45°27'16"	
C-22	50.00	22.02	S 16°09'29" E	21.84	25°13'41"	
C-23	30.00	30.47	S 46°13'41" E	30.00	34°54'59"	
C-24	50.00	34.60	S 63°50'51" E	33.91	39°38'45"	
C-25	20.00	13.46	N 84°03'26" W	13.20	38°32'54"	
C-26	127.50	34.92	S 72°37'43" E	34.81	15°41'28"	
C-27	102.50	73.13	S 60°02'05" E	71.59	40°58'43"	
C-28	20.00	22.56	S 48°09'45" E	21.38	64°37'23"	
C-29	50.00	61.82	N 51°16'38" W	57.97	70°51'10"	
C-30	50.00	34.10	S 72°45'28" W	33.44	39°04'39"	
C-31	50.00	17.76	S 44°02'35" W	17.67	20°21'06"	
C-32	50.00	46.92	S 06°58'57" W	45.22	53°46'09"	
C-33	50.00	30.47	S 37°21'35" E	30.00	34°34'55"	
C-34	50.00	51.63	S 84°24'04" E	49.37	59°10'03"	
C-35	20.00	2.84	S 70°05'08" W	2.84	08°08'27"	
C-36	20.00	11.51	N 89°21'20" W	11.35	32°58'36"	
C-37	165.83	22.02	S 76°40'15" E	22.00	07°36'24"	
C-38	140.83	65.59	S 67°07'54" E	65.00	26°41'05"	

LINE	BEARING	DISTANCE
L-1	N 12°17'10" E	28.26'
L-2	S 68°11'49" E	35.00'
L-3	N 52°48'28" E	26.84'
L-4	N 30°11'15" W	38.01'
L-5	N 68°37'23" E	44.21'
L-6	S 68°15'15" W	33.08'

- NOTES:**
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND BOISE CITY STREET LIGHT EASEMENT.
 - EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES EASEMENT, UNLESS DIMENSIONED OTHERWISE.
 - A TEN (10) FOOT WIDE PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE.
 - IDAHO CODE SECTION 31-3806, CONCERNING IRRIGATION WATER IS INAPPLICABLE AS THERE IS NO IRRIGATION TO THE PROPERTY.
 - ANY RESUBMISSION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBMISSION.
 - LOTS 321, 337, 348, & 354, BLOCK 4 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION OR FOUNDATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF COLUMBIA VILLAGE, NO. 20 SUBDIVISION, AND MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
 - LOT 337, BLOCK 4 SHALL HAVE A PERMANENT BOISE CITY SEWER, PROPERTY DRAINAGE AND EMERGENCY FIRE ACCESS EASEMENT OVER SAID LOT AND MAY NOT BE VACATED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
 - MICRO-PATH LOTS 321, 337, 348, & 354, BLOCK 4 PROVIDE A PATHWAY ACCESS EASEMENT FOR THE BENEFIT OF COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION, AND MAY NOT BE VACATED WITHOUT THE EXPRESS CONSENT OF BOISE CITY. SAID LOTS ARE SUBJECT TO THE COVENANTS OF THE HOMEOWNERS ASSOCIATION. THE LANDSCAPING AND FENCING OF MICRO-PATHS SHALL CONFORM TO BOISE CITY MICRO-PATH ORDINANCE.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY CUR98-00132. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUR98-00132.
 - THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR SPECIFICALLY APPROVED BY CUR98-00132.
 - THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA. AN AVIATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 101016798.
 - THIS PROPERTY IS LOCATED IN AIRPORT INFLUENCE AREA A, WHERE ALL NEW RESIDENTIAL USES ARE REQUIRED TO PROVIDE SOUND INSULATION, EVIDENCE OF A MINIMUM NOISE LEVEL REDUCTION OF 25dB FOR AREA A SHALL BE PROVIDED TO THE BUILDING DIVISION OF THE BOISE CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT BY THE BUILDER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - DIRECT LOT ACCESS TO S. ADONIS WAY FROM LOT 312, BLOCK 4 AND LOT 93, BLOCK 7 IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
 - BLANKET ADA COUNTY HIGHWAY DISTRICT STORM DRAIN EASEMENT, EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS INCLUDING FENCES AND TREES WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY, HOWEVER, BOISE CITY STREET LIGHTS ARE PERMITTED.
 - ADA COUNTY HIGHWAY DISTRICT STORM DRAIN/MAINTENANCE EASEMENT EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS INCLUDING FENCES AND TREES WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.

*AFFIDAVIT #101063327



COLUMBIA
DEVELOPER:
COLUMBIA DEVELOPMENTS LLC
BOISE, IDAHO
00-003-00

COLUMBIA VILLAGE NO. 20 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 LYING IN THE SE 1/4 OF THE NE 1/4 OF SECTION 31 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T.3N., R.3E., B.M., BOISE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 OF SAID T.3N., R.3E., SAID POINT MARKED BY A BRASS CAP MONUMENT; THENCE SOUTH 0°36'28" WEST ON THE SECTION LINE COMMON TO SAID SECTIONS 31 AND 32, 1327.27 FEET TO THE NORTH 1/16TH SECTION CORNER COMMON TO SAID SECTIONS 31 AND 32, SAID POINT BEING MARKED BY A BRASS CAP MONUMENT, AND BEING THE REAL POINT OF BEGINNING, THENCE CONTINUING SOUTH 0°36'28" WEST, 553.05 FEET; THENCE SOUTH 37°13'32" EAST, 133.80 FEET TO A POINT OF CURVE; THENCE 15.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 7°05'49" AND A CHORD DISTANCE OF 15.47 FEET WHICH BEARS NORTH 73°11'07" EAST; THENCE SOUTH 20°21'48" EAST, 50.00 FEET; THENCE SOUTH 37°13'32" EAST, 143.41 FEET; THENCE SOUTH 57°25'38" WEST, 66.92 FEET, A PORTION OF SAID LINE BEING COMMON TO THE NORTHERLY LOT LINE OF LOT B, BLOCK 7, OF COLUMBIA VILLAGE NO. 12 SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 63 OF PLATS AT PAGES 6358 AND 6359, OF ADA COUNTY RECORDS; TO THE NORTHERLY LOT CORNER COMMON TO LOTS 7 AND 8, BLOCK 7 OF SAID SUBDIVISION; THENCE ON THE NORTHERLY BOUNDARY OF SAID COLUMBIA VILLAGE NO. 12 SUBDIVISION FOR THE FOLLOWING 5 COURSES; NORTH 77°42'50" WEST, 490.00 FEET; THENCE SOUTH 12°17'10" WEST, 3.29 FEET; THENCE NORTH 85°07'50" WEST, 363.04 FEET; THENCE NORTH 68°53'36" WEST, 163.18 FEET; THENCE SOUTH 88°44'35" WEST, 106.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 11 SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 62 OF PLATS AT PAGES 6138 AND 6139 OF ADA COUNTY RECORDS; THENCE NORTH 5°37'00" EAST ON THE EASTERLY BOUNDARY OF SAID COLUMBIA VILLAGE NO. 11 SUBDIVISION, 116.32 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 8 SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 61 OF PLATS AT PAGES 6084 AND 6085 OF ADA COUNTY RECORDS; THENCE ON THE EASTERLY BOUNDARY OF SAID COLUMBIA VILLAGE NO. 8 SUBDIVISION FOR THE FOLLOWING TWO COURSES; NORTH 9°02'54" EAST, 272.00 FEET; THENCE NORTH 2°01'36" EAST, 284.31 FEET (FORMERLY DESCRIBED AS 284.67 FEET) TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 31, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID COLUMBIA VILLAGE NO. 8 SUBDIVISION; THENCE SOUTH 89°42'13" EAST ON SAID NORTHERLY BOUNDARY LINE OF THE SE 1/4 OF THE NE 1/4, 897.61 FEET (FORMERLY DESCRIBED AS SOUTH 89°43'40" EAST, 897.63 FEET), TO THE REAL POINT OF BEGINNING. CONTAINING 16.38 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 ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING UNITED WATER IDAHO, INC., 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.

J. R. SIMPLOT SELF-DECLARATION OF REVOCABLE TRUST, ESTABLISHED BY WRITTEN INSTRUMENT DATED DECEMBER 21, 1989, AND REGISTERED IN THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, ADA COUNTY, AS NO. 3T-788.

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

ACKNOWLEDGEMENT

STATE OF IDAHO } S.S. COUNTY OF ADA } ON THIS 5th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. R. SIMPLOT, KNOWN TO ME TO BE THE 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.



Christine E. Nichols NOTARY PUBLIC FOR IDAHO RESIDING IN BOISE, IDAHO

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 Engineering Northwest AT 7 MINUTES PAST 9 O'CLOCK A M., ON THIS 15th DAY OF June, 2001, IN BOOK 82 OF PLATS AT PAGES 8923 THROUGH 8924. INSTRUMENT NO. 101057393

N. Olson DEPUTY

Fee: \$11.-

J. Daniel Navarro EX-OFFICIO RECORDER

CERTIFICATE OF SURVEYOR

I, JAMES R. WASHBURN, 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.



JAMES R. WASHBURN IDAHO NO., 7880

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 28th DAY OF March, 2001.

Judith Peavy-Derry 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.

Michelle Cox 3/28/01 CENTRAL DISTRICT HEALTH DEPARTMENT



APPROVAL OF CITY ENGINEER

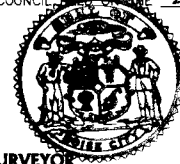
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Chad M 5/16/01 CITY ENGINEER

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 27 DAY OF February, 2001, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Anneth P. Droney 5-8-01 CITY CLERK, BOISE, IDAHO



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 REQUIREMENTS OF THE IDAHO CODE RELATING TO PLATS AND SURVEYS.

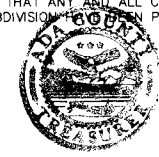
John E. Pariste 6/11/01 COUNTY SURVEYOR PEL 3 3030



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.

Lynda Liden by James Park COUNTY TREASURER Repuck



DATE 6-12-01