

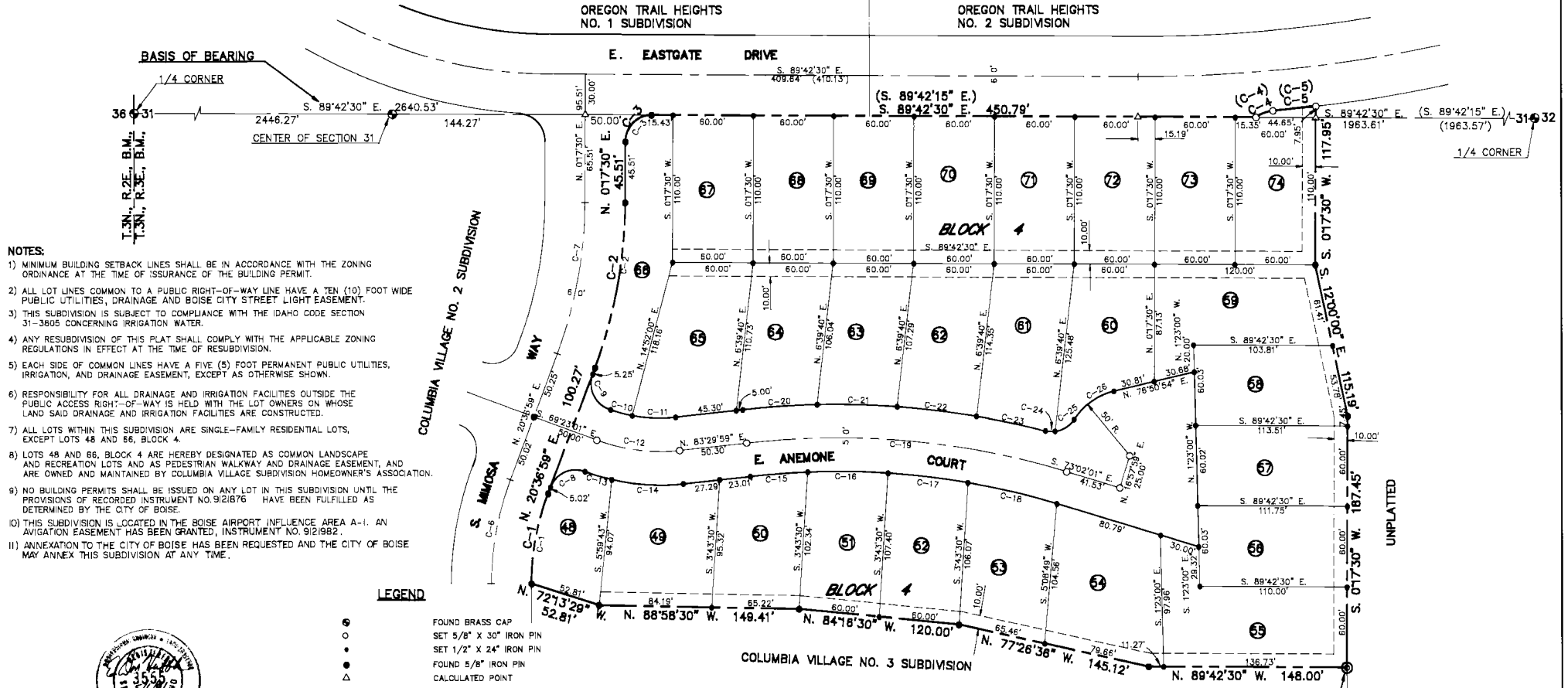
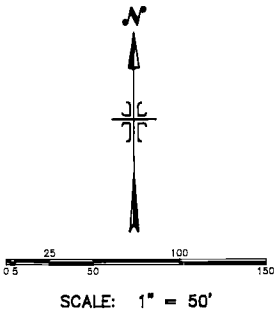
Book 52 Page 2

PLAT SHOWING

COLUMBIA VILLAGE NO. 4 SUBDIVISION

LOCATED IN
 PORTIONS OF THE S 1/2 SW 1/4 NE 1/4,
 AND THE N 1/2 OF THE NW 1/4 OF THE SE 1/4 SECTION 31,
 T.3N., R.3E., B.M.,
 ADA COUNTY, IDAHO
 1991
 • HUBBLE ENGINEERING, INC. •
 BOISE, IDAHO

| NO. | RADIUS | DELTA | ARC | TAN. | CHORD | CHORD BEARING |
|-------|------------|-------------|----------|----------|----------|-------------------|
| C-1 | 195.26' | 20°08'12" | 68.63' | 34.67' | 68.26' | N. 10°32'53" E. |
| C-2 | 355.00' | 20°19'29" | 125.93' | 63.63' | 125.27' | N. 10°27'14" E. |
| C-3 | 20.00' | 90°00'00" | 31.42' | 20.00' | 28.26' | S. 45°17'30" E. |
| C-4 | 24.88' | 23°30'58" | 18.33' | 9.56' | 18.69' | N. 20°08'12" E. |
| (C-4) | (24.88') | (23°30'58") | (18.33') | (9.56') | (18.69') | (N. 20°08'12" E.) |
| C-5 | 1092.73' | 1°43'36" | 32.93' | 16.47' | 32.93' | N. 84°02'53" E. |
| (C-5) | (1092.73') | (1°43'36") | (32.93') | (16.47') | (32.93') | (N. 84°02'53" E.) |
| C-6 | 225.26' | 20°08'12" | 79.17' | 40.00' | 78.77' | N. 10°32'53" E. |
| C-7 | 355.00' | 20°19'29" | 119.29' | 58.26' | 114.66' | N. 10°27'14" E. |
| C-8 | 20.00' | 90°00'00" | 31.42' | 20.00' | 28.26' | N. 65°36'59" E. |
| C-9 | 20.00' | 90°00'00" | 31.42' | 20.00' | 28.26' | S. 24°23'01" E. |
| C-10 | 108.00' | 9°49'05" | 18.51' | 9.26' | 18.48' | S. 74°17'33" E. |
| C-11 | 108.00' | 17°17'05" | 32.61' | 16.43' | 30.48' | S. 87°51'03" E. |
| C-12 | 133.00' | 27°07'00" | 62.95' | 32.07' | 62.36' | S. 82°56'31" E. |
| C-13 | 158.00' | 7°37'03" | 21.00' | 10.52' | 20.95' | S. 73°11'31" E. |
| C-14 | 158.00' | 19°30'03" | 53.77' | 27.15' | 53.51' | S. 86°45'31" E. |
| C-15 | 365.00' | 4°21'18" | 42.94' | 21.48' | 42.93' | N. 85°43'37" E. |
| C-16 | 565.00' | 6°05'28" | 60.07' | 30.06' | 60.04' | S. 89°06'02" E. |
| C-17 | 565.00' | 6°05'37" | 60.09' | 30.07' | 60.06' | S. 89°00'30" E. |
| C-18 | 565.00' | 6°05'43" | 66.32' | 32.20' | 68.27' | S. 87°53'01" E. |
| C-19 | 890.00' | 23°08'05" | 241.63' | 120.81' | 239.36' | S. 84°46'01" E. |
| C-20 | 615.00' | 5°11'30" | 55.73' | 27.88' | 55.71' | N. 86°05'44" E. |
| C-20a | 615.00' | 5°14'49" | 59.90' | 29.97' | 59.87' | S. 88°31'07" E. |
| C-20b | 615.00' | 5°13'27" | 59.65' | 29.85' | 59.63' | S. 88°56'58" E. |
| C-20c | 615.00' | 5°14'02" | 59.65' | 29.85' | 59.63' | S. 87°45'44" E. |
| C-20d | 615.00' | 5°13'39" | 59.65' | 29.85' | 59.63' | S. 87°11'11" E. |
| C-20e | 615.00' | 5°13'56" | 59.65' | 29.85' | 59.63' | S. 87°03'09" E. |
| C-20f | 615.00' | 5°14'28" | 59.65' | 29.85' | 59.63' | S. 86°59'11" E. |



- NOTES:**
- 1) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSURANCE OF THE BUILDING PERMIT.
 - 2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PUBLIC UTILITIES, DRAINAGE AND BOISE CITY STREET LIGHT EASEMENT.
 - 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3605 CONCERNING IRRIGATION WATER.
 - 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - 5) EACH SIDE OF COMMON LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
 - 6) 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.
 - 7) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 48 AND 66, BLOCK 4.
 - 8) LOTS 48 AND 66, BLOCK 4 ARE HEREBY DESIGNATED AS COMMON LANDSCAPE AND RECREATION LOTS AND AS PEDESTRIAN WALKWAY AND DRAINAGE EASEMENT, AND ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
 - 9) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 9121876 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
 - 10) THIS SUBDIVISION IS LOCATED IN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED, INSTRUMENT NO. 9121892.
 - 11) ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.

LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN
- SET 1/2" X 24" IRON PIN
- FOUND 5/8" IRON PIN
- △ CALCULATED POINT
- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE OR LOT LINE, EXCEPT AS NOTED.
- DATA OF RECORD
- LOT NUMBER



REAL POINT OF BEGINNING (INITIAL POINT)
 FOUND 2" PIPE - NE CORNER COLUMBIA VILLAGE NO. 3 SUBDIVISION

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COLUMBIA VILLAGE 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 LYING IN PORTIONS OF THE S 1/2 OF THE SW 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 31, T.3N., R.3E., B.M., ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE BRASS CAP MARKING THE ONE-QUARTER CORNER COMMON TO SECTION 36, T.3N., R.2E., B.M., AND THE SAID SECTION 31, WHICH IS ALSO THE SOUTHWEST CORNER OF OREGON TRAIL HEIGHTS SUBDIVISION AND THE NORTHWEST CORNER OF COLUMBIA VILLAGE NO. 1 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 40 OF PLATS AT PAGES 3310 THROUGH 3312 AND IN BOOK 57 OF PLATS AT PAGES 5377 THROUGH 5379, RESPECTIVELY; THENCE SOUTH 89°42'30" EAST (FORMERLY DESCRIBED AS SOUTH 89°42'15" EAST) 3,135.98 FEET ALONG THE NORTHERLY BOUNDARY OF THE S 1/2 OF THE SAID SECTION 31, WHICH IS ALSO THE SOUTHERLY BOUNDARIES OF THE SAID OREGON TRAIL HEIGHTS SUBDIVISION AND OF OREGON TRAIL HEIGHTS NO. 2 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 44 OF PLATS AT PAGES 3571 AND 3572 AND THE NORTHERLY BOUNDARIES OF THE SAID COLUMBIA VILLAGE NO. 1 SUBDIVISION AND COLUMBIA VILLAGE NO. 2 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 58 OF PLATS AT PAGES 5498 AND 5499, TO A POINT; THENCE SOUTH 01°7'30" WEST 110.00 FEET TO AN IRON PIN; THENCE SOUTH 12°00'00" EAST 115.19 FEET TO AN IRON PIN; THENCE SOUTH 01°7'30" WEST 187.45 FEET TO A 2-INCH PIPE, ALSO SAID POINT BEING THE NORTHEAST CORNER OF COLUMBIA VILLAGE NO. 3 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 57 OF PLATS AT PAGES 5371 AND 5372 AND ALSO SAID POINT BEING THE REAL POINT OF BEGINNING (INITIAL POINT), THENCE ALONG THE NORTHERLY BOUNDARY OF THE SAID COLUMBIA VILLAGE NO. 3 SUBDIVISION ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: NORTH 89°42'30" WEST 148.00 FEET; THENCE NORTH 77°26'36" WEST 145.12 FEET; THENCE NORTH 84°16'30" WEST 120.00 FEET; THENCE NORTH 88°58'30" WEST 149.41 FEET; THENCE NORTH 72°13'28" WEST 52.81 FEET TO A POINT OF BEGINNING OF CURVE ON THE EASTERLY BOUNDARY OF THE SAID COLUMBIA VILLAGE NO. 2 SUBDIVISION; THENCE ALONG THE SAID EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 2 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTHEASTERLY ALONG A CURVE TO THE RIGHT 88.63 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°08'12", A RADIUS OF 195.28 FEET, TANGENTS OF 34.87 FEET AND A LONG CHORD OF 68.28 FEET BEARING NORTH 10°32'53" EAST TO A POINT OF TANGENT; THENCE NORTH 20°38'59" EAST 100.27 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT 125.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°19'29", A RADIUS OF 365.00 FEET, TANGENTS OF 83.63 FEET AND A LONG CHORD OF 125.27 FEET BEARING NORTH 10°27'14" EAST TO A POINT OF TANGENT; THENCE NORTH 01°7'30" EAST 45.51 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 31.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, TANGENTS OF 20.00 FEET AND A LONG CHORD OF 28.28 FEET BEARING NORTH 45°17'30" EAST TO A POINT OF ENDING OF CURVE ON THE SAID SOUTHERLY BOUNDARY OF OREGON TRAIL HEIGHTS SUBDIVISION; THENCE SOUTH 89°42'30" EAST (FORMERLY DESCRIBED AS SOUTH 89°42'15" EAST) 450.79 FEET ALONG THE SAID SOUTHERLY BOUNDARIES OF OREGON TRAIL HEIGHTS SUBDIVISION AND OREGON TRAIL HEIGHTS NO. 2 SUBDIVISION TO A POINT OF BEGINNING OF CURVE; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF THE SAID OREGON TRAIL HEIGHTS NO. 2 SUBDIVISION ALONG A CURVE TO THE RIGHT 12.83 FEET, (FORMERLY DESCRIBED AS 13.60 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 29°32'58" (FORMERLY DESCRIBED AS 31°15'50"), A RADIUS OF 24.88 FEET (FORMERLY DESCRIBED AS 24.93 FEET), TANGENTS OF 6.56 FEET (FORMERLY DESCRIBED AS 6.97 FEET) AND A LONG CHORD OF 12.69 FEET BEARING NORTH 70°08'12" EAST (FORMERLY DESCRIBED AS 13.43 FEET BEARING NORTH 69°17'17" EAST) TO A POINT OF REVERSE CURVE; THENCE CONTINUING NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY BOUNDARY OF OREGON TRAIL HEIGHTS NO. 2 SUBDIVISION ALONG A CURVE TO THE LEFT 32.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 1°43'36", A RADIUS OF 1,092.73 FEET (FORMERLY DESCRIBED AS 1,095.00 FEET), TANGENTS OF 16.47 FEET AND A LONG CHORD OF 32.93 FEET BEARING NORTH 84°02'53" EAST TO A POINT OF ENDING OF CURVE; THENCE SOUTH 01°7'30" WEST 117.95 FEET; THENCE SOUTH 12°00'00" EAST 115.19 FEET; THENCE SOUTH 01°7'30" WEST 187.45 FEET TO THE POINT OF BEGINNING, COMPRISING 4.93 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 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.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 5 DAY OF March, 1991.

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

ACKNOWLEDGEMENT

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

ON THIS 5 DAY OF March, 1991, 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.

Joanne Marsden
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
5/15/95
MY BOND EXPIRES



INSTRUMENT NUMBER

STATE OF IDAHO }
 } S.S. 9137006
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hubbs Engineers AT 34 MINUTES PAST 4 O'CLOCK P. M., ON THIS 6 DAY OF June, 1991, IN BOOK 58 OF PLATS AT PAGES 5623 AND 5624.
Fee 11.00

Deborah
DEPUTY

David Thomas
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.

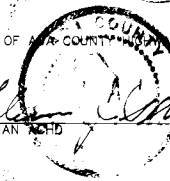
E. DON HUBBLE
IDAHO NO. 3555



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 9th DAY OF May, 1991.

John J. Moulds
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.

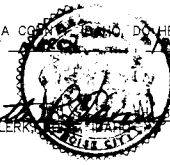
John J. Moulds
CENTRAL DISTRICT HEALTH DEPARTMENT
4-3-91



APPROVAL OF CITY ENGINEER

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

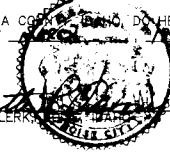
Chas. A. ...
CITY ENGINEER
5/2/91



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 12th DAY OF May, 1991, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Janet ...
CITY CLERK
5/22/91



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.

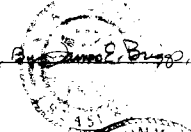
John E. ...
COUNTY SURVEYOR



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. 50-1308 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.

6-6-91
DATE
Brenda Bauer
COUNTY TREASURER



APPROVAL OF COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, ON THE 6 DAY OF June, 1991.

John ...
CHAIRPERSON

