

PLAT SHOWING

COLUMBIA VILLAGE NO. 7 SUBDIVISION

PORTIONS OF THE N1/2 N1/2 SE1/4 AND SE1/4 NE1/4,
SECTION 31, T.3N., R.3E., B.M.,
BOISE, ADA COUNTY, IDAHO
1992

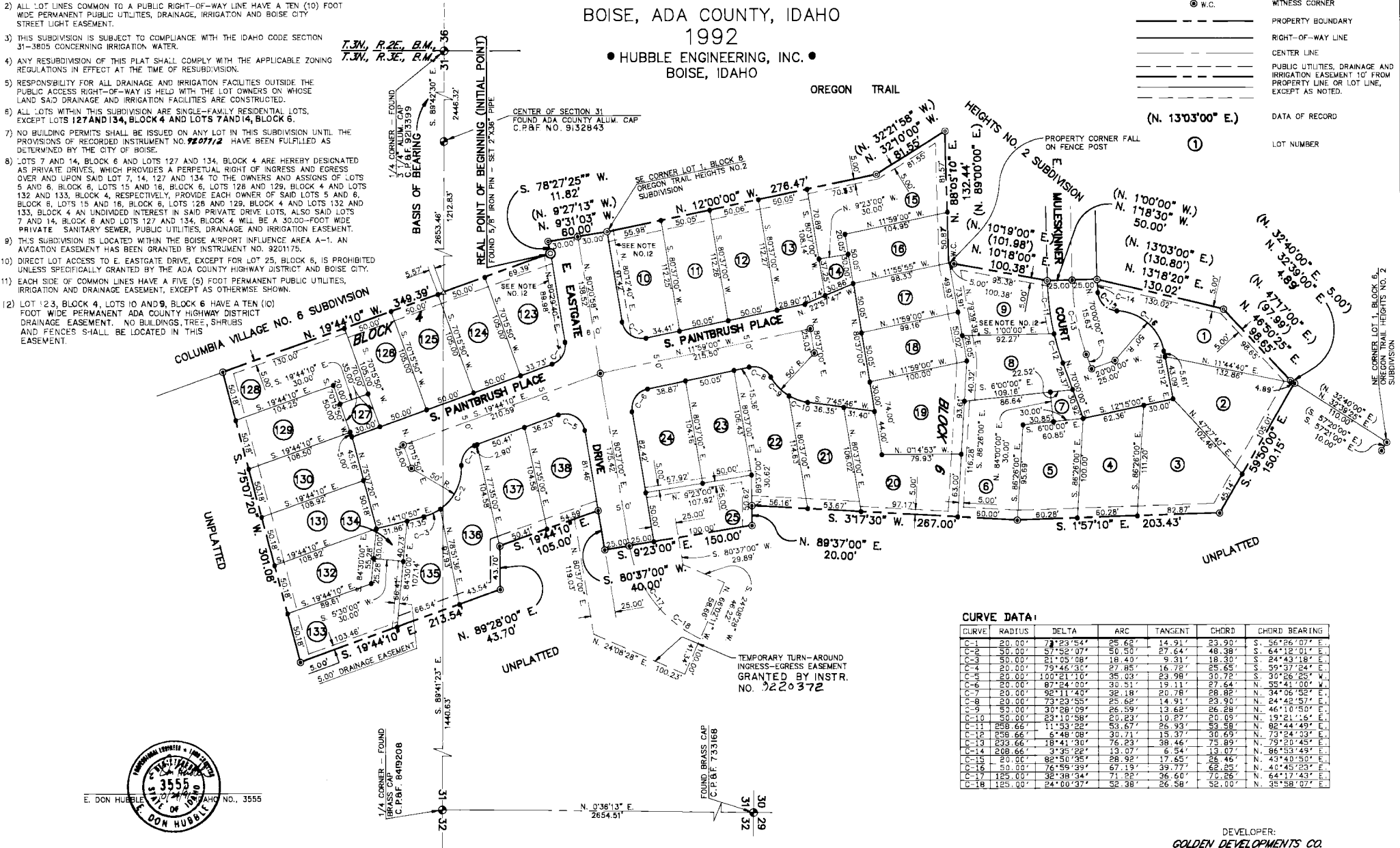
● HUBBLE ENGINEERING, INC. ●
BOISE, IDAHO

LEGEND

- △ CALCULATED POINT
- ⊙ SET 5/8" X 30" IRON PIN
- SET 1/2" X 24" IRON PIN
- ⊙ FOUND 5/8" IRON PIN
- ⊙ W.C. WITNESS CORNER
- — — — — PROPERTY BOUNDARY
- — — — — RIGHT-OF-WAY LINE
- — — — — CENTER LINE
- — — — — PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE OR LOT LINE, EXCEPT AS NOTED.

NOTES: SCALE: 1" = 60'

- 1) 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 CU-132-91.
- 2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT.
- 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 5) 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.
- 6) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 127 AND 134, BLOCK 4 AND LOTS 7 AND 14, BLOCK 6.
- 7) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 920712 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 8) LOTS 7 AND 14, BLOCK 6 AND LOTS 127 AND 134, BLOCK 4 ARE HEREBY DESIGNATED AS PRIVATE DRIVES, WHICH PROVIDES A PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID LOT 7, 14, 127 AND 134 TO THE OWNERS AND ASSIGNS OF LOTS 5 AND 6, BLOCK 6, LOTS 15 AND 16, BLOCK 6, LOTS 128 AND 129, BLOCK 4 AND LOTS 132 AND 133, BLOCK 4, RESPECTIVELY, PROVIDE EACH OWNER OF SAID LOTS 5 AND 6, BLOCK 6, LOTS 15 AND 16, BLOCK 6, LOTS 128 AND 129, BLOCK 4 AND LOTS 132 AND 133, BLOCK 4 AN UNDIVIDED INTEREST IN SAID PRIVATE DRIVE LOTS, ALSO SAID LOTS 7 AND 14, BLOCK 6 AND LOTS 127 AND 134, BLOCK 4 WILL BE A 30.00'-FOOT WIDE PRIVATE SANITARY SEWER, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
- 9) THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 9201175.
- 10) DIRECT LOT ACCESS TO E. EASTGATE DRIVE, EXCEPT FOR LOT 25, BLOCK 5, IS PROHIBITED UNLESS SPECIFICALLY GRANTED BY THE ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
- 11) EACH SIDE OF COMMON LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
- 12) LOT 123, BLOCK 4, LOTS 10 AND 9, BLOCK 6 HAVE A TEN (10) FOOT WIDE PERMANENT ADA COUNTY HIGHWAY DISTRICT DRAINAGE EASEMENT. NO BUILDINGS, TREE, SHRUBS AND FENCES SHALL BE LOCATED IN THIS EASEMENT.



CURVE DATA:

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C-1	20.00'	73°23'54"	25.62'	14.91'	23.90'	S. 56°26'07" E.
C-2	50.00'	57°52'07"	50.50'	27.64'	48.38'	S. 64°12'01" E.
C-3	50.00'	21°05'08"	18.40'	9.31'	18.30'	S. 24°43'18" E.
C-4	20.00'	79°46'30"	27.85'	16.79'	25.65'	S. 59°37'24" E.
C-5	20.00'	100°21'10"	35.03'	23.98'	30.72'	S. 30°26'25" W.
C-6	20.00'	87°54'00"	30.51'	19.11'	27.64'	N. 35°41'00" W.
C-7	20.00'	92°11'48"	32.18'	20.78'	28.82'	N. 34°06'52" E.
C-8	20.00'	73°23'55"	25.62'	14.91'	23.90'	N. 24°42'57" E.
C-9	50.00'	30°28'09"	26.59'	13.62'	26.28'	N. 46°10'50" E.
C-10	50.00'	23°10'58"	23.83'	10.27'	20.83'	N. 19°21'16" E.
C-11	258.66'	11°53'22"	53.67'	26.93'	53.58'	N. 82°44'49" E.
C-12	258.66'	6°48'08"	30.71'	15.37'	30.65'	N. 73°24'33" E.
C-13	233.66'	18°41'30"	76.23'	38.46'	75.89'	N. 79°20'45" E.
C-14	208.66'	3°35'22"	13.07'	6.54'	13.07'	N. 86°53'49" E.
C-15	20.00'	82°50'35"	28.92'	17.65'	26.46'	N. 43°40'50" E.
C-16	50.00'	76°59'39"	67.19'	39.77'	62.25'	N. 40°45'23" E.
C-17	125.00'	32°38'34"	71.22'	36.60'	76.26'	N. 64°17'43" E.
C-18	125.00'	24°00'37"	52.38'	26.58'	52.00'	N. 35°58'07" E.



E. DON HUBBLE, P.E. BOISE, IDAHO NO. 3555

DEVELOPER:
GOLDEN DEVELOPMENTS CO.
BOISE, IDAHO

COLUMBIA VILLAGE NO. 7 SUBDIVISION

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.

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 N1/2 OF THE N1/2 OF THE SE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 31, T.3N., R.3E., B.M., BOISE, ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE 3 1/4-INCH ALUMINUM CAP MARKING THE ONE-QUARTER CORNER COMMON TO SECTION 36, T.3N., R.2E., B.M., AND THE SAID SECTION 31, THENCE SOUTH 89°42'30" EAST 2,446.32 FEET ALONG THE SOUTHERLY BOUNDARY OF THE NW 1/4 OF THE SAID SECTION 31 TO AN ALUMINUM CAP MARKING THE CENTER OF THE SAID SECTION 31; THENCE SOUTH 89°42'23" EAST (FORMERLY DESCRIBED AS SOUTH 89°42'30" EAST) 2,863.46 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SAID NE 1/4 OF SECTION 31 TO A BRASS CAP MARKING THE ONE-QUARTER CORNER COMMON TO SECTION 32 AND THE SAID SECTION 31; THENCE NORTH 89°41'23" WEST 1,440.63 FEET ALONG THE SAID SOUTHERLY BOUNDARY OF THE NE 1/4 OF SECTION 31 TO A POINT ON THE EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 6 SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO, N. BOOK OF PLATS AT PAGES AND ; THENCE NORTH 19°44'10" WEST 13.82 FEET ALONG THE SAID EASTERLY BOUNDARY OF COLUMBIA VILLAGE NO. 6 SUBDIVISION TO A 2-INCH PIPE, ALSO SAID POINT BEING THE REAL POINT OF BEGINNING (INITIAL POINT); THENCE SOUTH 78°27'28" WEST 11.82 FEET ALONG THE NORTHERLY BOUNDARY OF THE SAID COLUMBIA VILLAGE NO. 6 SUBDIVISION TO AN IRON PIN MARKING THE MOST SOUTHEASTERLY CORNER 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; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF THE SAID OREGON TRAIL HEIGHTS NO. 2 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 9°31'03" WEST (FORMERLY DESCRIBED AS NORTH 9°27'13" WEST) 60.00 FEET TO AN IRON PIN; THENCE NORTH 12°00'00" WEST 278.47 FEET TO AN IRON PIN; THENCE NORTH 32°0'00" WEST (FORMERLY DESCRIBED AS NORTH 32°21'58" WEST) 81.55 FEET TO AN IRON PIN; THENCE NORTH 88°05'10" WEST 132.44 FEET (FORMERLY DESCRIBED AS NORTH 89°00'00" EAST) TO A POINT; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: NORTH 10°18'00" EAST 100.38 FEET (FORMERLY DESCRIBED AS NORTH 10°19'00" EAST 101.98 FEET); THENCE NORTH 11°8'30" WEST (FORMERLY DESCRIBED AS NORTH 11°00'00" WEST) 50.00 FEET; THENCE NORTH 13°18'20" EAST 30.02 FEET (FORMERLY DESCRIBED AS NORTH 13°03'00" EAST 130.80 FEET); THENCE NORTH 46°50'25" EAST 98.65 FEET (FORMERLY DESCRIBED AS NORTH 47°17'00" EAST 97.99 FEET); THENCE NORTH 32°39'00" EAST 4.89 FEET (FORMERLY DESCRIBED AS NORTH 32°40'00" EAST 5.00 FEET); THENCE LEAVING THE SAID EASTERLY BOUNDARY OF OREGON TRAIL HEIGHTS NO. 2 SUBDIVISION SOUTH 59°50'00" EAST 150.15 FEET; THENCE SOUTH 1°57'10" EAST 203.43 FEET; THENCE SOUTH 31°7'30" WEST 267.00 FEET; THENCE NORTH 89°37'00" EAST 20.00 FEET; THENCE SOUTH 9°23'00" EAST 150.00 FEET; THENCE SOUTH 80°37'00" WEST 40.00 FEET; THENCE SOUTH 19°44'10" EAST 105.00 FEET; THENCE NORTH 89°28'00" EAST 43.70 FEET; THENCE SOUTH 19°44'10" EAST 213.54 FEET; THENCE SOUTH 75°07'20" WEST 301.08 FEET; THENCE NORTH 19°44'10" WEST 349.39 FEET TO THE POINT OF BEGINNING, COMPRISING 6.69 ACRES, MORE OR LESS.

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 16th DAY OF January, 1992.

Charles L. ... 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.

11/25/91 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.

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 28th DAY OF March, 1992, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

3-4-92 CITY CLERK BOISE, IDAHO

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.

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.

COUNTY TREASURER

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. 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 28th DAY OF October, 1991.

J. R. SIMPLOT, TRUSTEE

ACKNOWLEDGEMENT

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

ON THIS 28th DAY OF October, 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, My Board Expires 11/1/95

9220 877 INSTRUMENT NUMBER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hubble Engineering AT 17 MINUTES PAST 10 O'CLOCK A.M., ON THIS 6 DAY OF April, 1992, BOOK 60 OF PLATS AT PAGES 5858 AND 5859.

Barbara A. Belveal, DEPUTY

David Navano, EX-OFFICIO RECORDER