

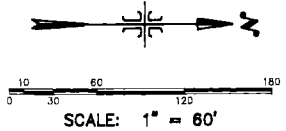
PLAT SHOWING COLUMBIA VILLAGE NO. 8 SUBDIVISION

A PORTION OF THE S1/2 NE1/4,
SECTION 31, T.3N., R.3E., B.M.,
BOISE, ADA COUNTY, IDAHO
1992

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

LEGEND

- FOUND BRASS CAP
- ⊙ SET 5/8" x 30" IRON PIN WITH PLASTIC CAP
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP
- ⊙ FOUND 5/8" IRON PIN
- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 5' FROM PROPERTY LINE OR LOT LINE, EXCEPT AS NOTED.



CENTER OF SECTION 31
FOUND ALUM. CAP CP# #9132843

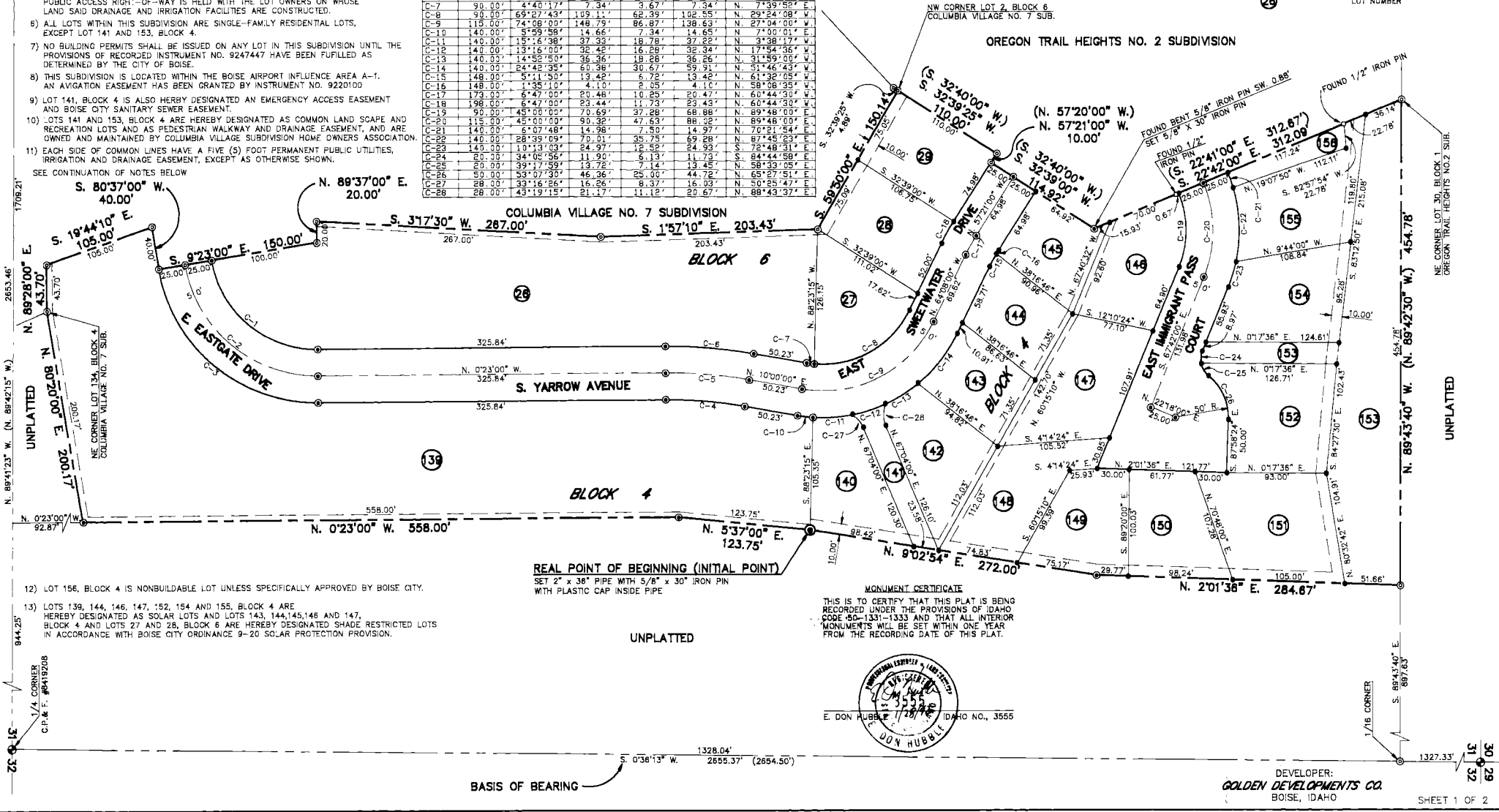
NOTES:

- 1) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- 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 LOT 141 AND 153, BLOCK 4.
- 7) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 9247447 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 8) THIS SUBDIVISION IS LOCATED WITHIN THE BOISE AIRPORT INFLUENCE AREA A-1. AN AVIGATION EASEMENT HAS BEEN GRANTED BY INSTRUMENT NO. 9220100.
- 9) LOT 141, BLOCK 4 IS ALSO HEREBY DESIGNATED AN EMERGENCY ACCESS EASEMENT AND BOISE CITY SANITARY SEWER EASEMENT.
- 10) LOTS 141 AND 153, BLOCK 4 ARE HEREBY DESIGNATED AS COMMON LAND SCAPE AND RECREATION LOTS AND AS PEDESTRIAN WALKWAY AND DRAINAGE EASEMENT AND ARE OWNED AND MAINTAINED BY COLUMBIA VILLAGE SUBDIVISION HOME OWNERS ASSOCIATION.
- 11) EACH SIDE OF COMMON LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.

SEE CONTINUATION OF NOTES BELOW

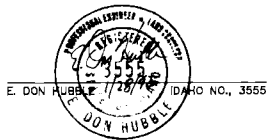
CURVE DATA:

CURVE	RADIUS	BETA	ARC	TANGENT	CHORD	CHORD BEARING
C-1	100.00'	81°00'00"	141.37'	85.41'	129.89'	N. 40°07'00" E.
C-2	125.00'	81°00'00"	176.71'	106.76'	152.36'	N. 40°07'00" E.
C-3	150.00'	81°00'00"	212.06'	128.11'	194.83'	N. 40°07'00" E.
C-4	410.00'	10°23'00"	74.30'	37.25'	74.20'	N. 4°48'30" E.
C-5	435.00'	10°23'00"	78.83'	39.59'	78.72'	N. 4°48'30" E.
C-6	460.00'	10°23'00"	83.36'	41.80'	83.25'	N. 4°48'30" E.
C-7	90.00'	4°40'17"	7.34'	3.67'	7.34'	N. 7°39'52" E.
C-8	90.00'	65°27'43"	109.11'	62.39'	102.55'	N. 29°24'08" V.
C-9	115.00'	74°06'00"	148.79'	86.87'	138.63'	N. 27°04'00" V.
C-10	140.00'	5°59'58"	14.66'	7.34'	14.65'	N. 7°00'01" E.
C-11	140.00'	15°16'38"	37.33'	18.78'	37.22'	N. 3°38'17" V.
C-12	140.00'	13°16'00"	32.42'	16.28'	32.34'	N. 17°54'36" V.
C-13	140.00'	14°55'50"	36.36'	19.28'	36.26'	N. 31°48'00" V.
C-14	140.00'	24°42'35"	60.38'	30.67'	59.31'	N. 31°46'43" V.
C-15	148.00'	5°11'50"	19.42'	6.72'	19.42'	N. 61°32'05" V.
C-16	148.00'	1°35'12"	4.10'	2.05'	4.10'	N. 58°08'35" V.
C-17	173.00'	6°47'00"	20.48'	10.25'	20.47'	N. 60°44'30" V.
C-18	198.00'	6°47'00"	23.44'	11.73'	23.43'	N. 60°44'30" V.
C-19	90.00'	45°00'00"	70.69'	37.28'	68.88'	N. 89°48'00" E.
C-20	115.00'	45°00'00"	90.32'	47.63'	88.22'	N. 89°48'00" E.
C-21	140.00'	5°07'48"	14.98'	7.50'	14.97'	N. 70°27'54" E.
C-22	140.00'	28°39'09"	70.91'	35.75'	69.28'	N. 87°45'23" E.
C-23	140.00'	10°13'03"	24.97'	12.52'	24.93'	S. 72°48'31" E.
C-24	20.00'	34°05'56"	11.90'	6.13'	11.79'	S. 84°44'58" E.
C-25	20.00'	39°17'59"	13.72'	7.14'	13.45'	N. 58°33'05" E.
C-26	50.00'	33°07'30"	46.36'	25.00'	44.72'	N. 27°51'11" E.
C-27	28.00'	33°16'26"	16.26'	8.37'	16.03'	N. 50°25'47" E.
C-28	28.00'	43°19'15"	21.17'	11.12'	20.67'	N. 88°43'37" E.



- 12) LOT 156, BLOCK 4 IS NONBUILDABLE LOT UNLESS SPECIFICALLY APPROVED BY BOISE CITY.
- 13) LOTS 139, 144, 146, 147, 152, 154 AND 155, BLOCK 4 ARE HEREBY DESIGNATED AS SOLAR LOTS AND LOTS 143, 144, 145, 146 AND 147, BLOCK 4 AND LOTS 27 AND 28, BLOCK 6 ARE HEREBY DESIGNATED SHADE RESTRICTED LOTS IN ACCORDANCE WITH BOISE CITY ORDINANCE 9-20 SOLAR PROTECTION PROVISION.

MONUMENT CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



UNPLATTED
BASIS OF BEARING
S. 0°38'13" W. 1328.04'
2655.37' (2654.50')

DEVELOPER:
GOLDEN DEVELOPMENTS CO.
BOISE, IDAHO
SHEET 1 OF 2