

KELTON CROSSING SUBDIVISION

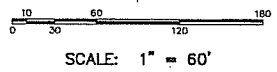
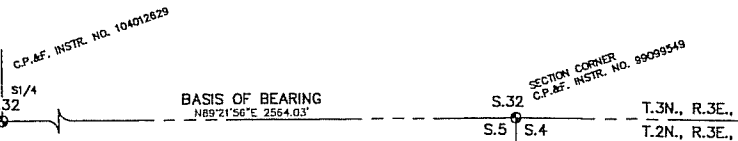
A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 OF SECTION 4, T.2N., R.3E., B.M., BOISE, ADA COUNTY, IDAHO

2006
Engineering NorthWest, LLC
BOISE, IDAHO

- LEGEND**
- ⊙ FOUND BRASS CAP
 - ⊠ FOUND BRASS CAP HIGHWAY MONUMENT
 - ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
 - SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
 - ⊙ FOUND 5/8" IRON PIN, PLS 7880 UNLESS OTHERWISE NOTED
 - ▲ CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - EASEMENT LINE
 - CENTERLINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - ① LOT NUMBER
 - (5003613" W) DATA OF RECORD
 - (A) LOT 1, BLOCK 2 SEE DETAIL "A" SHEET 2 OF 4
 - (B) LOT 1, BLOCK 3 SEE DETAIL "A" SHEET 2 OF 4
 - (C) LOT 1, BLOCK 4

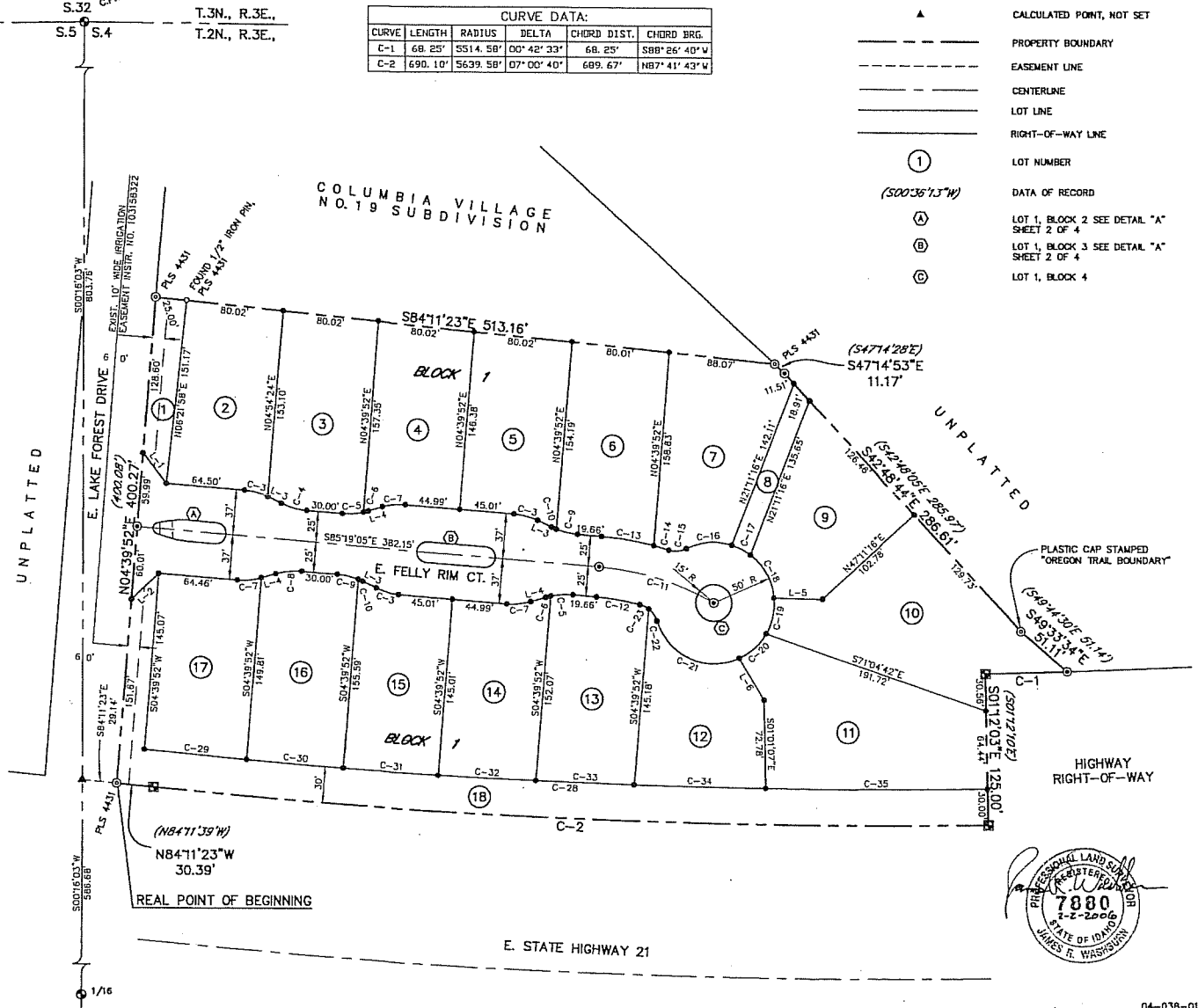
CURVE DATA:

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	68.25'	5514.58'	00°42'33"	68.25'	S88°26'40"W
C-2	690.10'	5539.58'	07°00'40"	689.67'	N87°41'43"W



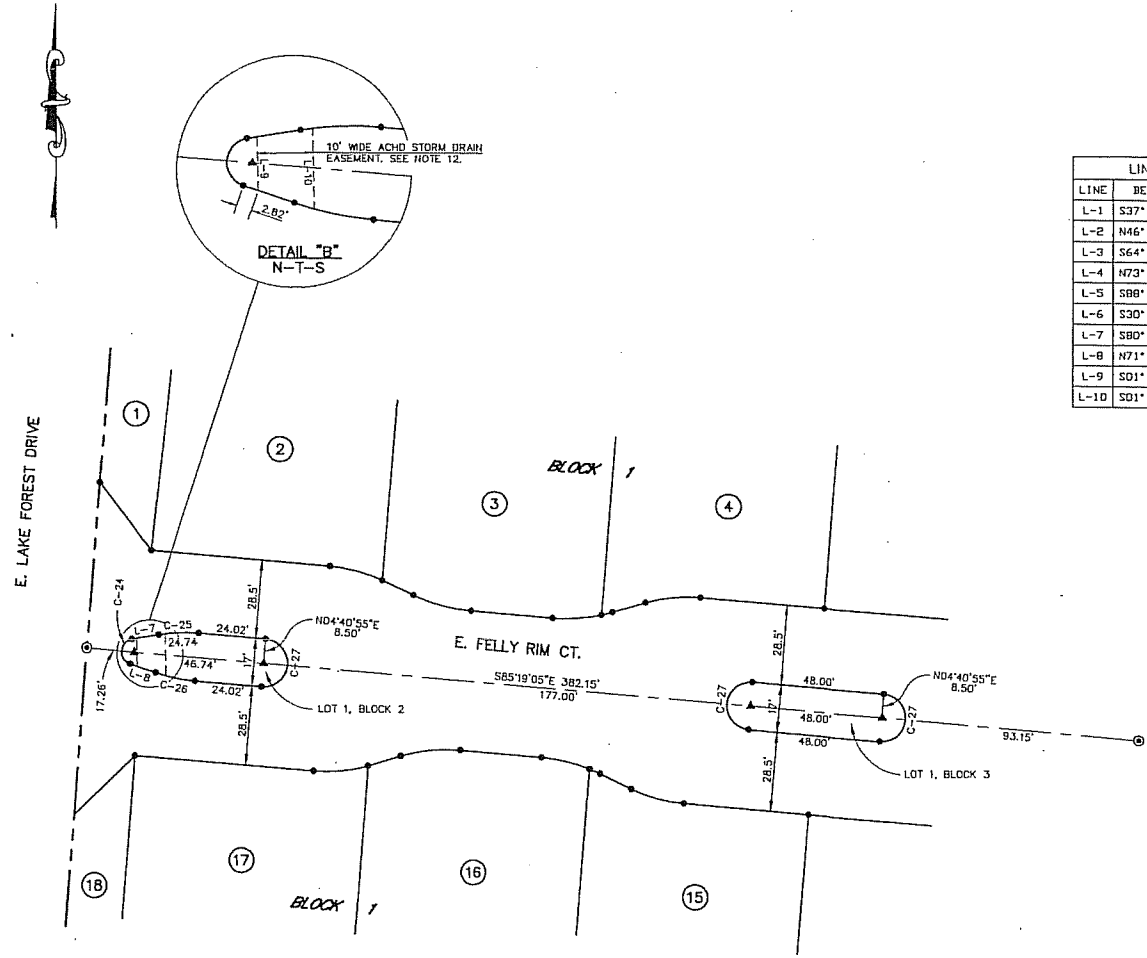
NOTES:

- 1) 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. LOT 1, BLOCK 1 HAS A BLANKET PUBLIC UTILITIES, AND PROPERTY DRAINAGE EASEMENT.
- 2) EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PROPERTY DRAINAGE EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- 3) A TEN (10) FOOT WIDE PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 5) THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP04-00142.
- 6) THIS PROJECT IS LOCATED ADJACENT TO AIRPORT INFLUENCE AREA A, WHICH IS AFFECTED BY AVERAGE SOUND LEVELS IN THE 60-65 DNL AND/OR AIRCRAFT TRAFFIC PATTERNS BELOW 10,000 FEET. NEW RESIDENTIAL DEVELOPMENT AND NEW SCHOOLS ARE REQUIRED TO PROVIDE A SOUND LEVEL REDUCTION OF 25 DB.
- 7) LOTS 1, 8 & 18, BLOCK 1 AND LOT 1, BLOCKS 2 THROUGH 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 SUBDIVISION. SAID LOTS MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY. LOT 1, BLOCKS 1 THROUGH 4 HAVE A BLANKET BOISE CITY SANITARY SEWER EASEMENT.
- 8) LOTS 1 & 18, BLOCK 1 HAVE A BLANKET LANDSCAPE EASEMENT WHICH IS FOR THE BENEFIT AND WILL BE MAINTAINED BY THE COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION OR THE FOUNDATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF COLUMBIA VILLAGE SUBDIVISION. SAID LANDSCAPE EASEMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
- 9) MICRO-PATH LOT 8, BLOCK 1 PROVIDES A PATHWAY ACCESS EASEMENT FOR THE BENEFIT OF COLUMBIA VILLAGE HOMEOWNER'S ASSOCIATION OR FOUNDATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF COLUMBIA VILLAGE SUBDIVISION, AND MAY NOT BE VACATED WITHOUT THE EXPRESS CONSENT OF BOISE CITY. SAID LOT IS SUBJECT TO THE COVENANTS OF THE HOMEOWNERS ASSOCIATION, THE LANDSCAPING AND FENCING OF MICRO-PATHS SHALL CONFORM TO BOISE CITY MICRO-PATH ORDINANCE.
- 10) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY CUP04-00142. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP04-00142.
- 11) OTHER THAN THE ACCESS POINTS SPECIFICALLY APPROVED, DIRECT LOT ACCESS TO E. LAKE FOREST DRIVE AND STATE HIGHWAY 21 IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
- 12) A PORTION OF THE FOLLOWING LOT: LOT 1, BLOCK 2, AS SHOWN IS SERVIENT TO AND CONTAIN THE ACID STORM WATER DRAINAGE SYSTEM, SAID LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104068411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACID PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- 13) IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER IS INAPPLICABLE. AS THERE IS NO IRRIGATION TO THE PROPERTY.
- 14) THIS PROPERTY IS SUBJECT TO AN AMGATION EASEMENT INSTRUMENT NO. 105073240 OF ADA COUNTY RECORDS.



PLAT SHOWING KELTON CROSSING SUBDIVISION

2006
Engineering NorthWest, LLC
BOISE, IDAHO



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S37°03'48"E	30.82'
L-2	N46°24'52"E	30.83'
L-3	S64°25'28"E	12.58'
L-4	N73°47'17"E	12.58'
L-5	S88°52'52"E	40.00'
L-6	S30°41'57"E	40.00'
L-7	S80°34'40"W	9.61'
L-8	N71°12'51"W	9.61'
L-9	S01°13'21"E	9.90'
L-10	S01°13'21"E	14.01'

CURVE DATA:					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	68.25'	5514.58'	00°42'33"	68.25'	S88°26'40"W
C-2	690.10'	5639.58'	07°00'40"	689.67'	N87°41'43"W
C-3	19.78'	54.24'	20°53'38"	19.67'	N74°52'16"W
C-4	21.88'	60.00'	20°53'38"	21.76'	S74°52'16"E
C-5	17.75'	60.00'	16°56'50"	17.68'	S86°12'30"W
C-6	4.13'	60.00'	03°56'47"	4.13'	S75°45'41"W
C-7	19.78'	54.24'	20°53'38"	19.67'	N84°14'06"E
C-8	21.88'	60.00'	20°53'38"	21.76'	S84°14'06"E
C-9	17.76'	60.00'	16°57'51"	17.70'	S76°50'10"E
C-10	4.12'	60.00'	03°55'47"	4.11'	S66°23'21"E
C-11	99.73'	231.19'	24°42'59"	98.96'	N72°57'36"W
C-12	35.51'	206.19'	09°52'02"	35.47'	N80°23'04"W
C-13	43.04'	256.19'	09°37'34"	42.99'	N80°30'18"W
C-14	13.01'	256.19'	02°54'34"	13.01'	N74°14'14"W
C-15	15.42'	20.00'	44°10'31"	15.04'	N85°07'47"E
C-16	38.79'	50.00'	44°27'06"	37.83'	S85°16'05"W
C-17	17.18'	50.00'	19°41'24"	17.10'	N62°39'40"W
C-18	41.61'	50.00'	47°40'42"	40.42'	N28°58'37"W
C-19	30.67'	50.00'	35°08'51"	30.19'	N12°26'09"E
C-20	30.47'	50.00'	34°54'55"	30.00'	N47°28'02"E
C-21	85.04'	50.00'	97°26'44"	75.15'	S66°21'09"E
C-22	12.04'	20.00'	34°29'48"	11.86'	N34°52'40"W
C-23	8.14'	20.00'	23°19'28"	8.09'	N63°47'19"W
C-24	11.92'	8.50'	151°47'31"	8.73'	S04°40'55"W
C-25	14.65'	59.50'	14°06'14"	14.61'	S87°37'48"W
C-26	14.65'	59.50'	14°06'14"	14.61'	S78°15'58"E
C-27	26.70'	8.50'	180°00'00"	17.00'	N04°40'55"E
C-28	696.88'	5609.58'	07°07'04"	696.43'	S87°38'31"E
C-29	83.81'	5609.58'	00°51'22"	83.81'	S84°30'40"E
C-30	80.67'	5609.58'	00°49'26"	80.67'	S85°21'04"E
C-31	80.01'	5609.58'	00°49'02"	80.01'	S86°10'18"E
C-32	80.03'	5609.58'	00°49'03"	80.03'	S86°59'20"E
C-33	80.08'	5609.58'	00°49'04"	80.07'	S87°48'24"E
C-34	109.17'	5609.58'	01°06'54"	109.17'	S88°46'23"E
C-35	183.11'	5609.58'	01°52'13"	183.10'	N89°44'03"E

DETAIL "A"
SCALE: 1" = 30'



KELTON CROSSING SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE HUMPHRIES FAMILY PARTNERSHIP, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 OF SECTION 4, T. 2 N., R. 3 E., B.M., BOISE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 SECTION CORNER OF SECTION 32, T. 3 N., R. 3 E., B.M.;

THENCE NORTH 89°21'56" EAST, 2584.03 FEET ON THE SECTION LINE COMMON TO SAID SECTION 32 AND SECTION 5, OF SAID T. 2 N., R. 3 E. TO THE NORTHERLY SECTION CORNER COMMON TO SECTIONS 4 AND 5 OF SAID T. 2 N., R. 3 E.;

THENCE SOUTH 00°16'03" WEST, 803.76 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 4 AND 5;

THENCE LEAVING SAID SECTION LINE, SOUTH 84°11'23" EAST, 29.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EAST LAKE FOREST DRIVE, AS SAME IS SHOWN ON THE PLAT OF COLUMBIA VILLAGE NO. 19 SUBDIVISION, RECORDED IN BOOK 79 OF PLATS AT PAGE 8380 OF ADA COUNTY RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST STATE HIGHWAY 21, AND BEING THE REAL POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST STATE HIGHWAY 21, NORTH 04°39'52" EAST, 400.27 FEET (FORMERLY DESCRIBED AS 400.08 FEET) ON SAID EASTERLY RIGHT-OF-WAY LINE OF EAST LAKE FOREST DRIVE TO THE SOUTHWEST LOT CORNER OF LOT 1, BLOCK 29 OF SAID COLUMBIA VILLAGE NO. 19 SUBDIVISION;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 84°11'23" EAST, 513.16 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID COLUMBIA VILLAGE NO. 19 SUBDIVISION TO THE SOUTHEAST LOT CORNER OF LOT 6, BLOCK 29 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE OREGON TRAIL BUFFER LINE;

THENCE SOUTH 47°14'53" EAST, 11.17 FEET (FORMERLY DESCRIBED AS SOUTH 47°14'28" EAST) ON THE OREGON TRAIL BUFFER LINE;

THENCE SOUTH 42°48'44" EAST, 286.61 FEET (FORMERLY DESCRIBED AS SOUTH 42°48'05" EAST, 285.97 FEET) ON THE OREGON TRAIL BUFFER LINE TO A FOUND 5/8" REBAR;

THENCE SOUTH 49°33'34" EAST, 51.11 FEET (FORMERLY DESCRIBED AS SOUTH 49°44'30" EAST, 51.14 FEET) ON THE OREGON TRAIL BUFFER LINE TO A POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 21, AS SAME IS DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 94075953 OF ADA COUNTY RECORDS; THENCE 68.25 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5514.58 FEET, A CENTRAL ANGLE OF 0°42'33" AND A CHORD DISTANCE OF 68.25 FEET WHICH BEARS SOUTH 88°26'40" WEST ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 21;

THENCE SOUTH 01°12'03" EAST, 125.00 FEET (FORMERLY DESCRIBED AS SOUTH 01°12'10" EAST) ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 21 TO A POINT OF CURVE;

THENCE 690.10 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5639.58 FEET, A CENTRAL ANGLE OF 0°00'40" AND A CHORD DISTANCE OF 689.67 FEET WHICH BEARS NORTH 87°41'43" WEST ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 84°11'23" WEST, 30.39 FEET (FORMERLY DESCRIBED AS NORTH 84°11'39" WEST) ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE REAL POINT OF BEGINNING. SAID PARCEL CONTAINS 5.97 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 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.

HUMPHRIES FAMILY PARTNERSHIP

BY *Dave Humphries*
DAVE HUMPHRIES, PARTNER

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

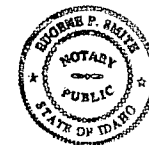
ACKNOWLEDGEMENT

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

ON THIS 2ND DAY OF FEBRUARY, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVE HUMPHRIES, KNOWN TO ME TO BE A PARTNER OF THE HUMPHRIES FAMILY PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP 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.

March 10 2006
MY COMMISSION EXPIRES



Eugene P. Smith
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

KELTON CROSSING SUBDIVISION

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.



Melinda McKim CEHS 07-13-05
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.

Paul J. Barick
CITY ENGINEER (ACTING)

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 17TH DAY OF AUGUST, 2005.



John H. ...
CHAIRMAN ACHD

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 14TH DAY OF June, 2005, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Janette P. Mooney 12-22-05
CITY CLERK, BOISE, IDAHO

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF *Engineering NW* AT 55 MINUTES PAST 1 O'CLOCK P.M., ON THIS 16TH DAY OF February, 2006, IN BOOK 94 OF PLATS AT PAGES 11482 THROUGH 11485, INSTRUMENT NO. 106018712

L. Ance
DEPUTY

Fee: # 21.00

D. David Navarro
EX-OFFICIO RECORDER

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 STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



David J. ... 2-03-06
COUNTY SURVEYOR P5970

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.

23-06
DATE



Lynnda Fischer by Mary Everett
COUNTY TREASURER