

PLAT OF SOUTHPOINT SUBDIVISION NO. 1

A PORTION OF THE NE 1/4, SECTION 22, T.3N., R.1E., B.M.,
ADA COUNTY, IDAHO

1997

SOLAR DESIGNATIONS LEGEND

- △ SOLAR DESIGNATION - SOLAR LOT *
- △ SOLAR DESIGNATION - SHADE RESTRICTED LOT *
- △ SOLAR DESIGNATION - SOLAR LOT AND SHADE RESTRICTED LOT *
- DIRECTION OF LOT FRONTAGE

* AS DEFINED BY THE BOISE CITY SUBDIVISION ORDINANCE (BOISE CITY CODE)

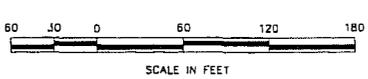
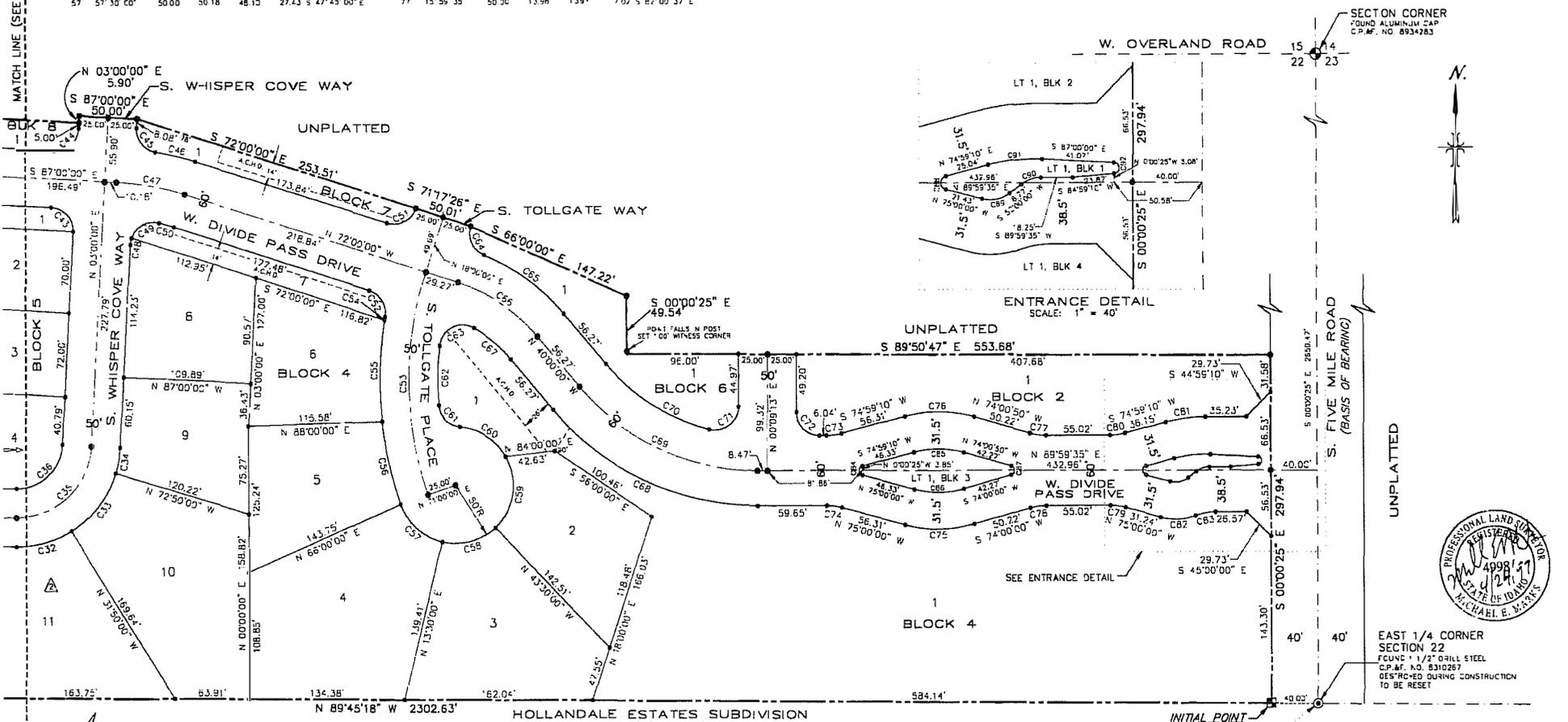
LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- RIGHT-OF-WAY LINE
- ⋯ CENTERLINE
- LOT LINE
- A.C.-D. ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT, NO TREES, DEEP ROOTED PLANTS OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE EASEMENT
- ⊕ INITIAL POINT, SET 2"x36" GALVANIZED PIPE WITH ALUMINUM CAP
- ⊙ FOUND ALUMINUM CAP
- ⊙ FOUND 1/2" DRILL STEEL
- SET 5/8"x30" REBAR WITH PLASTIC CAP
- SET 1/2"x24" REBAR WITH PLASTIC CAP

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRC
52	17 04' 00"	50.00	46.74	47.72	27.54	N 75 00' 00" E
53	15 00' 20"	50.00	46.47	47.12	26.32	N 02 24' 50" E
54	15 00' 20"	50.00	46.51	46.63	26.32	N 27 27' 36" W
55	15 00' 20"	50.00	46.51	46.63	26.32	N 44 51' 11" E
56	34 57' 19"	50.00	35.68	53.90	25.56	S 00 51' 49" W
57	19 56' 54"	50.00	35.60	23.55	30.81	S 51 11' 11" W
58	48 59' 10"	50.00	26.84	27.15	6.45	S 24 44' 43" E
59	31 00' 00"	80.00	43.28	42.76	22.59	N 89 30' 00" W
60	31 00' 00"	80.00	43.28	42.76	22.59	N 89 30' 00" E
61	14 00' 50"	80.00	10.33	7.89	1.95	N 20 00' 25" W
62	14 00' 50"	80.00	10.33	7.89	1.95	N 20 00' 25" E
63	49 59' 10"	4.00	10.47	7.72	4.92	S 00 00' 25" E
64	49 59' 10"	4.00	10.47	7.72	4.92	S 00 00' 25" E
65	37 59' 35"	6.00	11.94	11.42	6.20	N 70 59' 48" W
66	37 59' 35"	6.00	11.94	11.42	6.20	N 70 59' 48" W
67	17 15' 59"	100.00	3.44	31.31	5.85	N 83 59' 35" E
68	17 15' 59"	100.00	3.44	31.31	5.85	N 83 59' 35" E

MATCH LINE (SEE SHEET 2 OF 3)



BOULDER CREEK ASSOCIATES, L.L.P. BRIGGS ENGINEERING, INC.
Developer Consulting Engineers
Boise, Idaho Boise, Idaho

NOTES

PLAT OF
SOUTHPOINT SUBDIVISION NO. 1

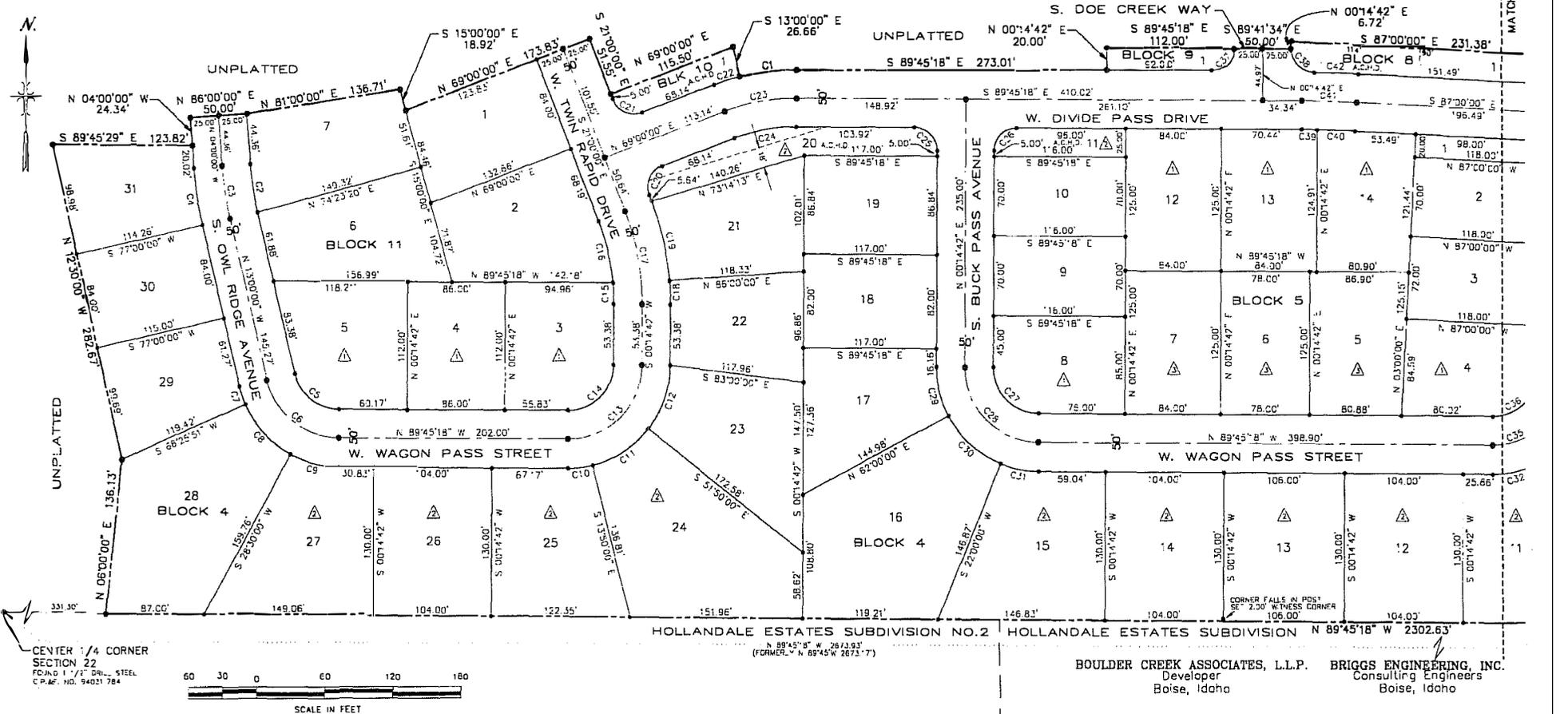
A PORTION OF THE NE 1/4, SECTION 22, T.3N., R.1E., B.M.,
ADA COUNTY, IDAHO

1997

CURVE TABLE

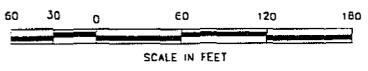
LINE	BELLA	PAULS	ARC	CHORD	TANGENT	CHORD BPT	CURVE	BEATS	RADIUS	ARC	CHORD	TANGENT	CHORD BPT
1	44°27'01"	265.00	59.45	30.31	15.36	63°11'09"	22	8°47'35"	200.00	33.71	15.36	63°11'09"	22
2	8°00'00"	275.00	43.70	43.11	21.64	58°30'00"	23	7°44'42"	75.00	64.89	64.89	64.89	23
3	8°00'00"	300.00	47.12	47.08	23.6	58°30'00"	24	21°44'49"	50.00	55.62	55.62	55.62	24
4	8°00'00"	325.00	51.05	51.02	25.58	58°30'00"	25	11°42'38"	30.00	31.42	31.42	31.42	25
5	76°45'18"	45.00	53.59	49.67	31.68	51°22'25"	26	50°00'00"	20.00	11.42	28.28	23.00	26
6	76°45'18"	60.00	67.06	60.71	31.48	51°22'25"	27	50°00'00"	40.00	32.83	56.57	42.00	27
7	10°14'03"	95.00	16.60	16.58	8.32	18°11'03"	28	50°00'00"	60.00	102.10	51.82	68.00	28
8	37°55'51"	95.00	55.58	36.50	30.93	42°32'10"	29	28°14'42"	90.00	44.37	43.92	22.64	29
9	28°15'15"	95.00	44.38	43.93	22.65	75°37'35"	30	40°00'00"	90.00	92.83	37.76	48.00	30
10	14°04'44"	95.00	22.65	22.65	11.11	63°11'09"	31	21°45'18"	80.00	34.17	33.87	17.28	31
11	38°00'00"	95.00	55.59	56.60	30.99	57°09'55"	32	12°04'42"	90.00	50.39	49.73	25.87	32
12	37°55'51"	95.00	55.57	56.49	30.97	57°12'21"	33	41°00'00"	95.00	94.40	43.04	31.00	33
13	37°55'51"	95.00	55.57	56.49	30.97	57°12'21"	34	59°00'00"	20.00	31.42	61.92	46.37	34
14	37°55'51"	95.00	55.57	56.49	30.97	57°12'21"	35	59°00'00"	40.00	62.83	66.69	66.69	35
15	37°55'51"	95.00	55.57	56.49	30.97	57°12'21"	36	59°00'00"	60.00	93.74	93.74	93.74	36
16	15°54'14"	200.00	55.51	55.14	27.94	13°02'35"	37	59°00'00"	20.00	31.42	28.28	20.00	37
17	2°14'42"	225.00	82.43	82.95	42.20	10°22'35"	38	0°47'49"	975.00	13.56	13.56	6.75	38
18	14°27'45"	225.00	26.87	26.87	10.44	10°22'35"	39	1°57'29"	975.00	33.32	33.32	16.66	39
19	14°27'45"	225.00	26.87	26.87	10.44	10°22'35"	40	7°45'18"	1025.00	45.08	45.08	22.54	40
20	90°00'00"	225.00	1.42	28.28	2000	50°00'00"	41	2°10'15"	1025.00	36.83	36.83	18.41	41
21	90°00'00"	225.00	1.42	28.28	2000	50°00'00"	42	2°10'15"	1025.00	36.83	36.83	18.41	42

- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, BOISE CITY SEWER AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A SIX (6) FOOT PROPERTY DRAINAGE, UTILITY CONSTRUCTION AND MAINTENANCE EASEMENT ADJACENT TO ALL LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 ARE OPEN-SPACE LOTS WITH BLANKET EASEMENTS FOR HOMEOWNERS PEDESTRIAN ACCESS, LANDSCAPING, UTILITIES, BOISE CITY STREET LIGHTS AND BOISE CITY SEWER FACILITIES AND ARE TO BE OWNED AND MAINTAINED BY THE SOUTHPOINT HOMEOWNER'S ASSOCIATION.
- PUBLIC UTILITY COMPANIES ARE GIVEN THE RIGHT TO LOCATE, CONSTRUCT AND MAINTAIN MAINS AND SERVICE LINES IN SAID LOTS WHICH ARE OWNED AND MAINTAINED BY THE SOUTHPOINT HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION SHALL COMPLY WITH THE SOLAR ORDINANCE AS DEFINED IN THE BOISE CITY CODE (SEE SOLAR DESIGNATIONS LEGEND).
- ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE DAHO CODE SECTION 31-3B05
- LOTS 7 AND 20, BLOCK 4; LOTS 1 AND 11, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; AND LOT 1, BLOCK 9 ARE LANDSCAPE LOTS WITH BLANKET EASEMENTS FOR LANDSCAPING, PUBLIC UTILITIES, IRRIGATION, BOISE CITY SEWER FACILITIES AND BOISE CITY STREET LIGHTS ALONG WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STORM DRAINAGE FACILITIES EASEMENTS AS SHOWN AND SUCH OTHER USES ALLOWED BY THE SOUTHPOINT HOMEOWNER'S ASSOCIATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SOUTHPOINT HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO A BOISE CITY AVIGATION EASEMENT, INSTRUMENT NO. 97019058
- THIS DEVELOPER RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NEIGHBORHOOD, ACTIVITIES AFTER THE TIME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTED OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 96103328 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- LOT 1, BLOCK 2 AND LOT 1, BLOCK 4 ARE NON-RESIDENTIAL LOTS FOR THE PURPOSES OF HOMEOWNERS RECREATIONAL FACILITIES, LANDSCAPING, DETENTION OF STORM DRAINAGE, IRRIGATION AND UTILITIES. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SOUTHPOINT HOMEOWNER'S ASSOCIATION.
- DIRECT LOT ACCESS TO SOUTH FIVE WILE ROAD IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT (ACHD) AND BOISE CITY.
- DIRECT LOT ACCESS TO WEST OVID PASS DRIVE EAST OF SOUTH WHISPER CREEK WAY IS PROHIBITED UNLESS APPROVED BY THE ACHD.
- THE SOUTHPOINT HOMEOWNER'S ASSOCIATION MAY NOT BE DISSOLVED OR ITS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF BOISE CITY.



MATCH LINE (SEE SHEET 1 OF 3)

CENTER 1/4 CORNER
SECTION 22
FOUND 1 1/2" D.B.M., STEEL
C.P. NO. 10, 94021 784



HOLLADALE ESTATES SUBDIVISION NO. 2 N 89°45'18" W 2673.93'
(FORMERLY N 89°45'18" W 2673.7')

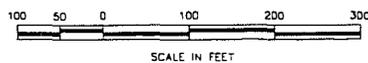
HOLLADALE ESTATES SUBDIVISION N 89°45'18" W 2302.63'
BOULDER CREEK ASSOCIATES, L.L.P. BRIGGS ENGINEERING, INC.
Developer Consulting Engineers
Boise, Idaho Boise, Idaho

BK 76 K 1414

PLAT OF SOUTHPPOINT SUBDIVISION NO. 2

A PORTION OF THE NE 1/4, SECTION 22, T.3N., R.1E., B.M.,
ADA COUNTY, IDAHO

1998



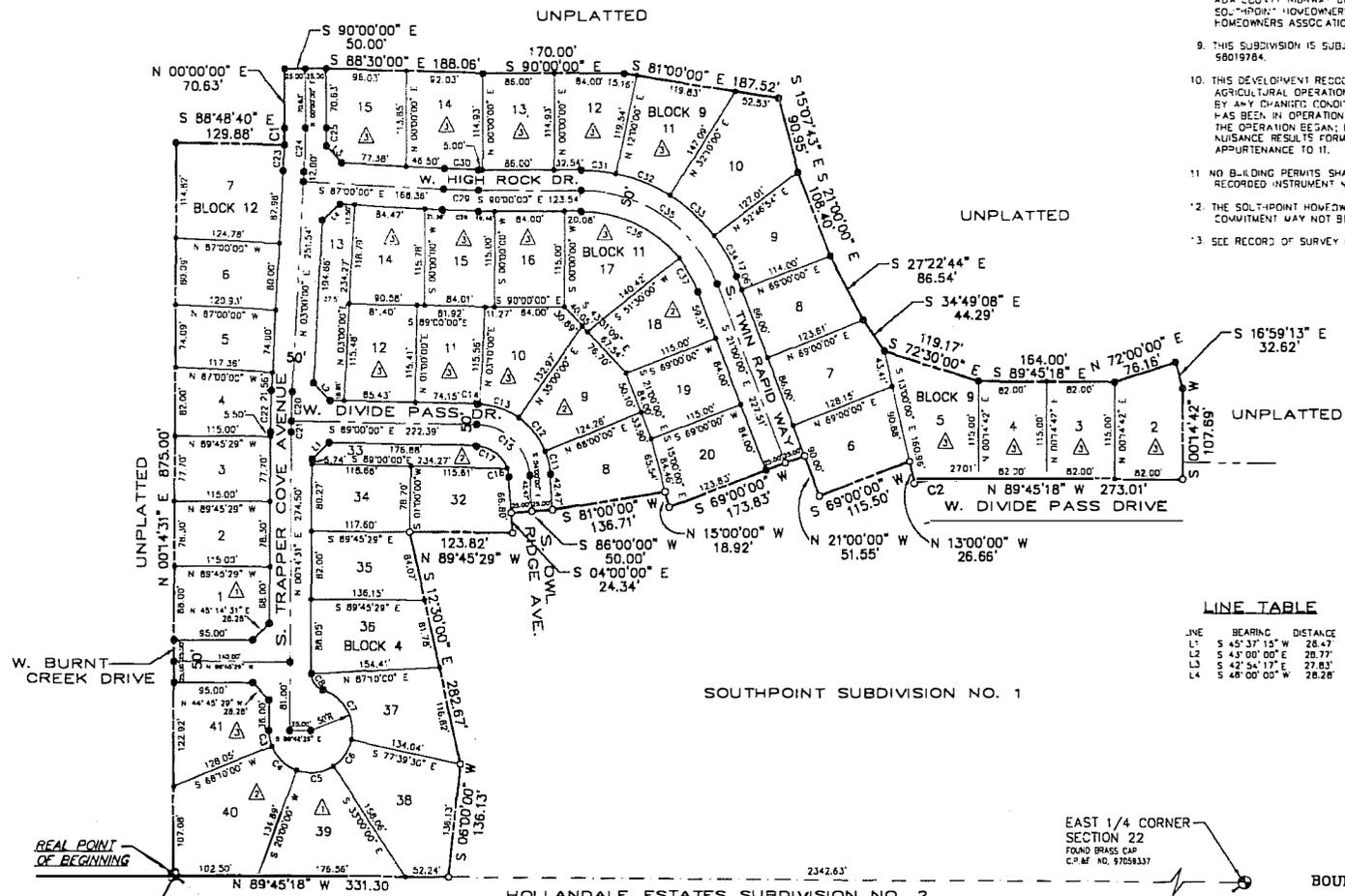
- LEGEND**
- Boundary Line
 - - - Section Line
 - - - Right-of-Way Line
 - - - Centerline
 - Lot Line
 - Real Point of Beginning, Found 1 1/2" Drill Steel
 - Found Brass Cap
 - Set 5/8"x30" Rebar with Plastic Cap
 - Set 1/2"x24" Rebar with Plastic Cap
 - Found 5/8"x30" Rebar with Plastic Cap

SOLAR DESIGNATIONS LEGEND

- △ Solar Designation - Solar Lot *
 - △ Solar Designation - Shade Restricted Lot *
 - △ Solar Designation - Solar Lot and Shade Restricted Lot *
- * As defined by the Boise City Subdivision Ordinance (Boise City Code)

NOTES

1. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, BOISE CITY SEWER AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A SIX (6) FOOT PROPERTY DRAINAGE, UTILITY CONSTRUCTION AND MAINTENANCE EASEMENT ADJACENT TO ALL LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED. ALL LOT, PORCELAIN AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. THIS SUBDIVISION SHALL COMPLY WITH THE SOLAR ORDINANCE AS DEFINED IN THE BOISE CITY CODE (SEE SOLAR DESIGNATIONS LEGEND).
6. ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805.
8. LOT 33, BLOCK 4 AND LOT 13, BLOCK 1 ARE LANDSCAPE LOTS WITH BLANKET EASEMENTS FOR LANDSCAPING, PUBLIC UTILITIES, IRRIGATION, BOISE CITY SEWER FACILITIES AND BOISE CITY STREET LIGHTS ALONG WITH ADA COUNTY HIGHWAY DISTRICT (AHD) STORM DRAINAGE FACILITIES AND SUCH OTHER USES ALLOWED BY THE SO. THPOINT HOMEOWNERS ASSOCIATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SOUTHPOINT HOMEOWNERS ASSOCIATION.
9. THIS SUBDIVISION IS SUBJECT TO A BOISE CITY AVIGATION EASEMENT, INSTRUMENT NOS. 98019782, 98019783, & 98019784.
10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, R.O.T.-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME OF THE OPERATION BEGINNING, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT.
11. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 98019059 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
12. THE SOUTHPOINT HOMEOWNERS ASSOCIATION MAY NOT BE DISSOLVED OR ITS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
13. SEE RECORD OF SURVEY NO. 3519 FOR ADDITIONAL DATA OF RECORD.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	C-CHORD	TANGENT	CHORD BRG
1	1:11:20"	975.00	20.23	20.23	10.12	N 00°35'40"E
2	14:27:07"	700.00	50.45	50.31	25.36	N 83°01'09"W
3	22:04:31"	500.00	15.25	15.15	9.75	N 10°47'45"E
4	48:10:00"	500.00	42.03	40.81	22.35	S 45°55'00"E
5	53:00:00"	500.00	45.25	44.62	24.93	N 83°30'00"E
6	44:39:30"	500.00	35.97	37.99	20.54	S 34°40'15"E
7	85:28:53"	250.00	74.61	67.88	46.22	N 30°24'27"W
8	73:23:54"	200.00	25.52	23.90	14.91	S 38°27'26"E
9	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
10	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
11	18:00:00"	90.00	2827	2816	14.25	N 13°00'00"W
12	33:00:00"	90.00	51.84	51.72	26.66	N 38°30'00"W
13	31:50:00"	90.00	55.00	49.35	25.67	N 70°55'00"W
14	2:10:00"	90.00	3.40	3.40	.70	N 87°55'00"W
15	69:00:00"	85.00	98.43	87.83	59.56	N 46°30'00"W
16	5:29:14"	40.00	5.81	10.78	3.44	N 30°24'27"W
17	69:30'46"	40.00	48.53	45.81	27.76	N 54°14'37"W
18	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
19	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
20	2:00:00"	1000.00	34.91	34.90	17.46	S 02°00'00"W
21	0:45:29"	1000.00	13.23	13.23	6.62	S 00°37'15"W
22	2:45:29"	1025.00	49.34	49.34	24.68	S 01°37'15"W
23	1:48:40"	575.00	30.82	30.82	15.41	N 02°05'40"E
24	3:00:00"	1000.00	52.36	52.35	26.19	N 01°30'00"W
25	1:11:25"	1025.00	21.20	21.20	10.65	N 00°37'15"E
26	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
27	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
28	3:00:00"	825.00	43.20	43.19	21.60	S 88°30'00"E
29	3:00:00"	800.00	41.89	41.88	20.95	S 88°30'00"E
30	3:00:00"	775.00	40.58	40.57	20.29	S 88°30'00"E
31	12:00:00"	200.00	41.85	41.85	20.93	N 02°05'40"E
32	20:10:00"	200.00	70.39	70.03	35.57	N 67°55'00"W
33	20:38:54"	200.00	71.96	71.57	36.37	N 47°31'33"W
L1	S 45°37'15"W	28.47				
L2	S 45°00'00"E	28.79				
L3	S 42°54'17"E	27.63				
L4	S 48°00'00"W	28.28				
34	18:13'00"	2000.00	55.61	55.42	28.50	N 20°00'37"W
35	89:00:00"	175.00	210.75	198.24	20.27	N 55°30'00"W
36	51:30:00"	150.00	134.83	130.33	72.35	N 64°15'00"W
37	17:30'00"	150.00	45.81	45.84	23.09	N 79°45'00"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°37'15"W	28.47
L2	S 45°00'00"E	28.79
L3	S 42°54'17"E	27.63
L4	S 48°00'00"W	28.28

CENTER 1/4 CORNER SECTION 22 FOUND 1 1/2" DRILL STEEL, C.P. REF. NO. 94031764

HOLLANDALE ESTATES SUBDIVISION NO. 2

(BASIS OF BEARING)

BOULDER CREEK ASSOCIATES, L.L.P.
Developer
Boise, Idaho

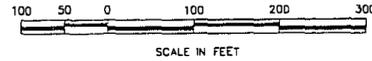
BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho



PLAT OF SOUTHPOINT SUBDIVISION NO. 3

A PORTION OF THE NE 1/4, SECTION 22, T.3N., R.1E., B.M.,
ADA COUNTY, IDAHO

1999



LEGEND

- Boundary Line
- - - Sectional Line
- - - Right-of-Way Line
- Centerline
- - - Lot Line
- - - Easement Line
- ⊕ Real Point of Beginning
Found 5/8" Rebar with Plastic Cap
- ⊙ Found Brass Cap or Aluminum Cap (as noted)
- ⊙ Set 5/8"x30" Rebar with Plastic Cap
- ⊙ Set 1/2"x24" Rebar with Plastic Cap
- ⊙ Found 5/8"x30" Rebar with Plastic Cap
- ⊙ Found 1 1/2" Drill Steel

SOLAR DESIGNATIONS LEGEND

- ⚠ Solar Designation - Solar Lot *
 - ⚠ Solar Designation - Shade Restricted Lot *
 - ⚠ Solar Designation - Solar Lot and Shade Restricted Lot *
- * As defined by the Boise City Subdivision Ordinance (Boise City Code)

NOTES

1. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES (IRRIGATION, BOISE CITY SEWER AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET). THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A SIX (6) FOOT PROPERTY DRAINAGE, UTILITY CONSTRUCTION AND MAINTENANCE EASEMENT ADJACENT TO ALL LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. THIS SUBDIVISION SHALL COMPLY WITH THE SOLAR ORDINANCE AS DEFINED IN THE BOISE CITY CODE (SEE SOLAR DESIGNATIONS LEGEND).
6. ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3B05.
8. LOT 12, BLOCK 6, LOT 7, BLOCK 8, LOT 30, BLOCK 9, LOT 6, BLOCK 15, LOTS 2, 4, 11, 15 AND 21, BLOCK 3, AND LOT 1, BLOCK 14, ARE LANDSCAPE LOTS WITH BLANKET EASEMENTS FOR LANDSCAPING, PUBLIC UTILITIES, IRRIGATION, BOISE CITY SEWER FACILITIES AND BOISE CITY STREET LIGHTS ALONG WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STORM DRAINAGE FACILITIES AND SUCH OTHER USES ALLOWED BY THE SOUTHPOINT HOMEOWNERS ASSOCIATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SOUTHPOINT HOMEOWNERS ASSOCIATION. OWNERSHIP COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF BOISE.
9. THIS SUBDIVISION IS SUBJECT TO A BOISE CITY AVIGATION EASEMENT, INSTRUMENT NOS. 98019783, 98019784, & 98019784.
10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGE OF CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT.
11. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 99013651 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
12. THE SOUTHPOINT HOMEOWNERS ASSOCIATION MAY NOT BE DISSOLVED OR ITS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
13. SEE RECORD OF SURVEY NO. 3619 FOR ADDITIONAL DATA OF RECORD.
14. DIRECT LOT ACCESS TO S. FIVE MILE ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE CITY OF BOISE AND ADA COUNTY HIGHWAY DISTRICT.
15. LOT 1, BLOCK 12 IS A NON-BUILDABLE LOT TO BE CONVEYED TO LOT 1, BLOCK 1, SOUTHERLAND SUBDIVISION AS ADDITIONAL SIDE YARD AREA.
16. LOT 12, BLOCK 6; LOT 7, BLOCK 8; LOTS 11 & 15, BLOCK 13 & LOT 6, BLOCK 15, TOGETHER WITH PORTIONS OF ADJOINING LOTS AS DELINEATED ON THIS PLAT, ARE COVERED BY A BLANKET STORM DRAINAGE EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT FOR HEAVY MAINTENANCE OF DRAINAGE FACILITIES. SAID EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF STORM WATER FACILITIES.

UNPLATTED

MATCH LINE (SEE SHEET 2 OF 3)

QUAIL RUN SUBD. NO. 1

UNPLATTED

SOUTHPOINT SUBDIVISION NO. 2

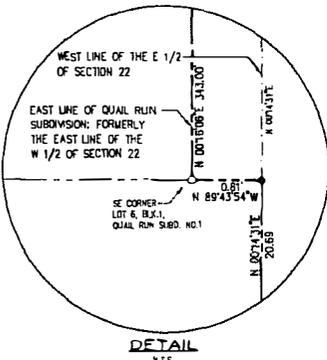
SOUTHPOINT SUBDIVISION NO. 1

HOLLADALE ESTATES SUBDIVISION NO. 2

EAST 1/4 CORNER
SECTION 22
FOUND BRASS CAP
C.P. & F. NO. 97059337

NORTH 1/4 CORNER
SECTION 22
FOUND BRASS CAP
C.P. & F. NO. 96951703

CENTER 1/4 CORNER
SECTION 22
FOUND 1 1/2" DRILL STEEL
C.P. & F. NO. 94031764



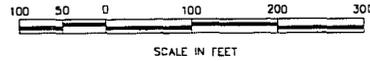
BOULDER CREEK ASSOCIATES, L.L.P.
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

PLAT OF SOUTHPOINT SUBDIVISION NO. 3

A PORTION OF THE NE 1/4, SECTION 22, T.3N., R.1E., B.M., ADA COUNTY, IDAHO

1999



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BND	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BND
C01	0°11'21"	315.00	20.23	10.12	20.23	5.0735407'	C54	1°34'16"	350.00	11.12	38.81	77.14	6.081156'
C02	2°05'00"	150.00	10.59	5.301	7.035	5.7632007'	C55	0°04'00"	475.00	96.17	13.22	89.71	5.9900077'
C03	1°59'05"	150.00	20.07	12.545	25.070	5.6720070'	C56	0°00'00"	225.00	15.35	36.71	73.24	5.5900027'
C04	3°00'00"	65.00	102.16	65.00	91.62	5.4500007'	C57	2°15'37"	700.00	76.66	36.80	16.16	5.1106417'
C05	8°00'00"	65.00	50.76	54.84	53.56	5.0000007'	C58	1°01'06"	250.00	52.44	26.12	32.34	5.0676295'
C06	8°00'25"	100.00	31.43	15.86	31.30	6.0859476'	C59	1°24'30"	700.00	45.06	21.61	44.91	5.2837451'
C07	12°13'15"	350.00	217.25	112.79	217.25	6.8545364'	C60	1°45'15"	250.00	65.75	31.59	58.54	5.3020147'
C08	16°44'42"	325.00	195.82	102.24	196.78	6.1722159'	C61	0°02'15"	250.00	30.95	15.49	30.93	5.3727721'
C09	0°00'00"	500.00	66.81	34.56	66.78	5.5900007'	C62	4°58'41"	20.00	17.45	6.33	16.90	5.3758151'
C10	34°52'07"	220.00	136.33	70.66	134.83	5.1733367'	C63	5°01'21"	50.00	50.80	27.84	48.84	5.4737167'
C11	54°02'07"	100.00	141.31	75.43	139.20	5.9020007'	C64	02°22'06"	125.00	13.89	5.95	13.89	5.9846507'
C12	62°00'00"	200.00	100.72	53.59	103.53	5.1270007'	C65	4°02'41"	200.00	17.45	8.33	16.90	5.3758151'
C13	42°35'35"	100.00	105.94	61.27	104.40	5.3700727'	C66	14°00'00"	75.00	16.33	9.21	18.28	5.2000007'
C14	14°00'00"	100.00	24.43	12.28	24.37	6.2000007'	C67	3°15'55"	125.00	29.52	14.83	29.25	5.1945367'
C15	02°04'30"	300.00	41.85	23.98	41.85	6.0670007'	C68	06°52'24"	50.00	10.92	4.65	6.49	6.2213397'
C16	07°06'15"	500.00	65.76	34.63	65.76	5.8155487'	C69	5°12'20"	50.00	45.65	24.68	44.25	5.5047777'
C17	56°10'00"	300.00	49.32	25.68	47.06	5.7527587'	C70	01°05'35"	50.00	49.57	27.20	47.78	5.6330557'
C18	02°07'41"	54.00	5.33	2.57	5.03	6.0192257'	C71	54°53'07"	50.00	46.51	25.45	46.76	5.0905447'
C19	27°00'31"	175.00	82.47	42.01	81.71	5.7630007'	C72	56°24'01"	20.00	49.22	26.81	47.18	5.2517917'
C20	47°05'27"	120.00	102.07	54.32	100.00	5.7834417'	C73	4°58'41"	20.00	17.45	8.33	16.90	5.3758151'
C21	34°24'24"	175.00	75.26	40.22	74.85	6.0674007'	C74	24°17'09"	175.00	74.19	37.66	73.63	6.1451207'
C22	03°55'35"	475.00	66.27	33.19	66.27	5.8559476'	C75	21°47'54"	225.00	85.62	43.32	85.00	6.0753577'
C23	43°02'27"	90.00	67.78	35.56	66.20	5.2134437'	C76	06°42'41"	175.00	12.44	6.73	17.44	6.0070407'
C24	30°00'00"	40.00	62.83	40.00	56.57	5.4500007'	C77	54°00'00"	125.00	11.81	6.69	11.50	6.0490557'
C25	30°35'30"	90.00	46.50	24.85	47.31	5.2815317'	C78	06°07'06"	225.00	32.21	16.13	32.18	6.2253577'
C26	14°00'00"	60.00	24.04	12.02	24.00	6.0700007'	C79	04°12'22"	50.00	73.77	45.45	67.26	6.0516307'
C27	07°55'35"	575.00	72.24	36.62	72.16	5.8559476'	C80	25°45'31"	125.00	56.12	28.78	57.90	6.2174597'
C28	47°46'27"	125.00	104.23	55.36	101.73	5.5357247'	C81	06°35'46"	75.00	50.99	32.30	32.30	6.1947077'
C29	21°14'45"	125.00	64.53	32.64	64.17	6.0819107'	C82	08°53'07"	125.00	11.49	6.76	17.44	6.0490557'
C30	30°23'24"	125.00	63.00	31.84	63.65	5.4726707'	C83	14°22'49"	75.00	21.46	10.81	21.18	6.0191457'
C31	23°00'25"	175.00	70.63	35.80	70.15	5.2525157'	C84	38°11'35"	120.00	61.51	31.55	62.89	6.4254137'
C32	04°00'00"	175.00	122.22	61.11	122.22	5.1200007'	C85	07°13'15"	375.00	48.44	24.76	49.11	6.0464387'
C33	20°04'10"	120.00	43.16	22.22	43.36	5.2027257'	C86	23°45'27"	175.00	72.56	36.81	72.04	6.0930277'
C34	36°36'35"	90.00	60.71	31.56	59.57	5.6700457'	C87	15°58'35"	175.00	48.81	24.57	48.81	5.7094267'
C35	00°00'00"	40.00	58.85	33.66	51.42	6.0700007'	C88	14°15'46"	175.00	43.56	21.98	43.56	6.1700557'
C36	07°37'45"	90.00	11.98	6.00	11.98	6.0610077'	C89	48°13'00"	54.00	45.46	24.19	44.15	5.4433327'
C37	33°43'16"	90.00	52.87	27.28	52.21	6.2651387'	C90	07°02'21"	54.00	6.63	3.32	6.63	6.1653477'
- NOT USED -													
C92	18°00'25"	115.00	39.29	19.81	39.12	6.0659476'	C93	48°59'41"	20.00	17.45	8.33	16.90	5.3758151'
C93	18°25'41"	75.00	24.12	12.17	24.02	6.0912287'	C94	05°20'54"	375.00	35.01	11.52	34.99	6.0181567'
C94	24°50'24"	375.00	163.12	82.87	161.84	5.7527427'	C95	22°53'54"	19.00	74.31	44.87	44.99	6.1175307'
C95	38°17'15"	50.00	50.92	27.92	48.75	6.4706717'	C96	50°22'51"	54.00	47.42	25.40	45.87	5.2632087'
C96	54°00'00"	325.00	308.31	166.69	288.00	6.0700007'	C97	56°20'00"	54.00	56.18	30.83	53.68	6.0191457'
C97	07°16'11"	375.00	126.85	63.33	126.65	6.0640547'	C98	49°59'41"	20.00	17.45	8.33	16.90	5.3758151'
C98	47°52'00"	300.00	48.06	24.07	48.02	6.3124007'	C99	49°59'41"	20.00	17.45	8.33	16.90	5.3758151'
C99	21°28'11"	300.00	112.42	56.87	111.76	6.1159577'	C100	63°37'01"	50.00	61.49	33.06	61.77	5.6301317'
C100	01°30'34"	300.00	7.80	3.90	7.80	6.0036357'	C101	06°36'12"	50.00	5.76	2.88	5.76	6.4849297'
C101	21°28'45"	175.00	63.60	33.59	63.22	6.0544717'	C102	49°59'41"	20.00	17.45	8.33	16.90	5.3758151'
C102	17°55'30"	300.00	64.22	32.74	64.10	6.2852017'	C103	49°59'41"	20.00	17.45	8.33	16.90	5.3758151'
C103	00°00'00"	325.00	45.38	22.73	45.34	6.0600007'	C104	14°23'30"	350.00	12.98	6.51	12.94	6.1475347'
C104	33°47'41"	215.00	25.74	12.88	25.73	6.0440547'							
C105	12°47'25"	350.00	77.01	38.56	76.85	6.2949487'							
C106	22°07'04"	350.00	12.94	6.47	12.94	6.0048587'							

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°45'18" W	112.00'	L15	S 72°00'00" E	28.28'
L2	N 89°41'34" W	50.00'	L16	S 18°00'00" E	28.28'
L3	N 87°00'00" W	231.38'	L17	S 18°00'00" E	28.28'
L4	S 00°14'42" W	6.72'	L18	N 89°18'25" E	78.73'
L5	S 03°00'00" W	5.90'	L19	N 44°58'00" E	28.28'
L6	N 72°00'00" W	253.51'	L20	N 45°00'25" W	28.28'
L7	N 87°00'00" W	50.00'	L21	N 50°30'00" E	74.22'
L8	N 71°17'26" W	147.22'	L22	S 13°15'00" E	28.28'
L9	N 89°45'18" W	112.00'	L23	S 75°44'07" N	19.00'
L10	N 89°41'34" W	50.00'	L24	N 89°52'07" E	25.00'
L11	N 87°00'00" W	231.38'	L25	N 89°00'00" E	78.28'
L12	S 00°14'42" W	6.72'	L26	N 89°41'34" W	25.00'
L13	S 03°00'00" W	5.90'	L27	N 87°00'00" W	25.00'
L14	N 72°00'00" W	253.51'	L28	N 71°17'26" W	25.00'



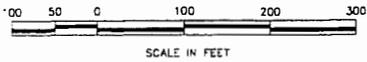
BOULDER CREEK ASSOCIATES, L.L.P.
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

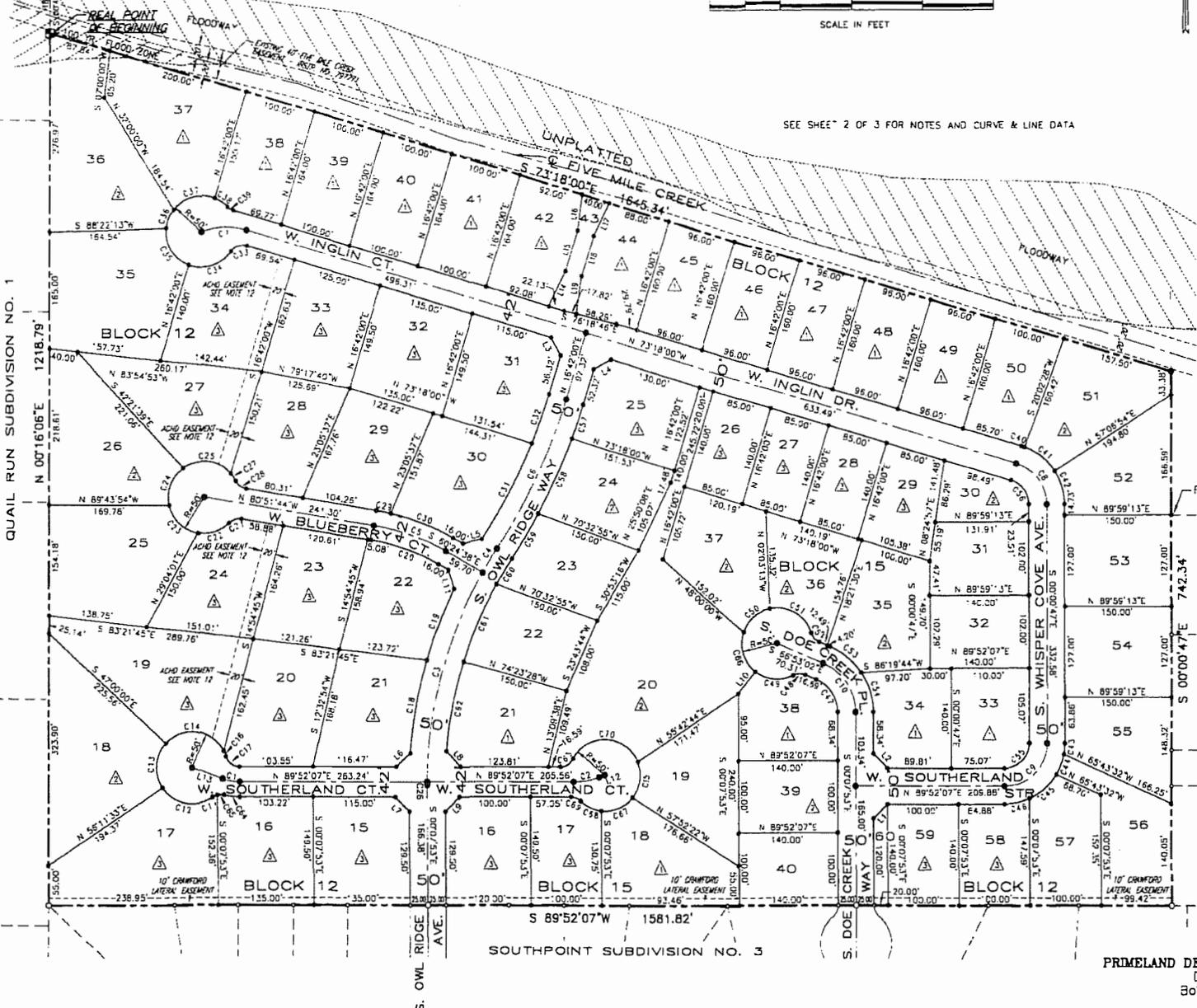
PLAT OF SOUTHPPOINT SUBDIVISION NO. 4

A PORTION OF THE NE 1/4, SECTION 22, T.3N., R.1E., B.M.,
BOISE, ADA COUNTY, IDAHO

2002



N 1/4 CORNER
Found Brass Cap
C.P. & F. No. 96063702
(BASIS OF BEARING)
S 89°51'47" W 2862.42'
W. OVERLAND ROAD
SECTION CORNER
Found Alum. Cap
C.P. & F. No. 8934552



SEE SHEET 2 OF 3 FOR NOTES AND CURVE & LINE DATA

LEGEND

- Boundary Line
- - - Sectional Line
- · - · - Right-of-Way Line
- · — Centerline
- Lot Line
- · - · - Easement Line
- ⊠ Real Point of Beginning, Set 5/8" Rebar with Plastic Cap
- ⊙ Found Brass Cap or Aluminum Cap (as noted)
- Set 5/8"x30" Rebar w/Plastic Cap
- Set 1/2"x24" Rebar w/Plastic Cap
- Found 1/2"x24" Rebar w/Plastic Cap
- Found 5/8"x30" Rebar w/Plastic Cap
- ▨ FEMA Floodway Area
- ▨ FEMA 100 Year Flood Plur Area

SOLAR DESIGNATIONS LEGEND

- ⚠ Solar Designation - Solar Lot *
- ⚠ Solar Designation - Shade Restricted Lot *
- ⚠ Solar Designation - Solar Lot and Shade Restricted Lot *
- * As defined by the Boise City Subdivision Ordinance (Boise City Code)



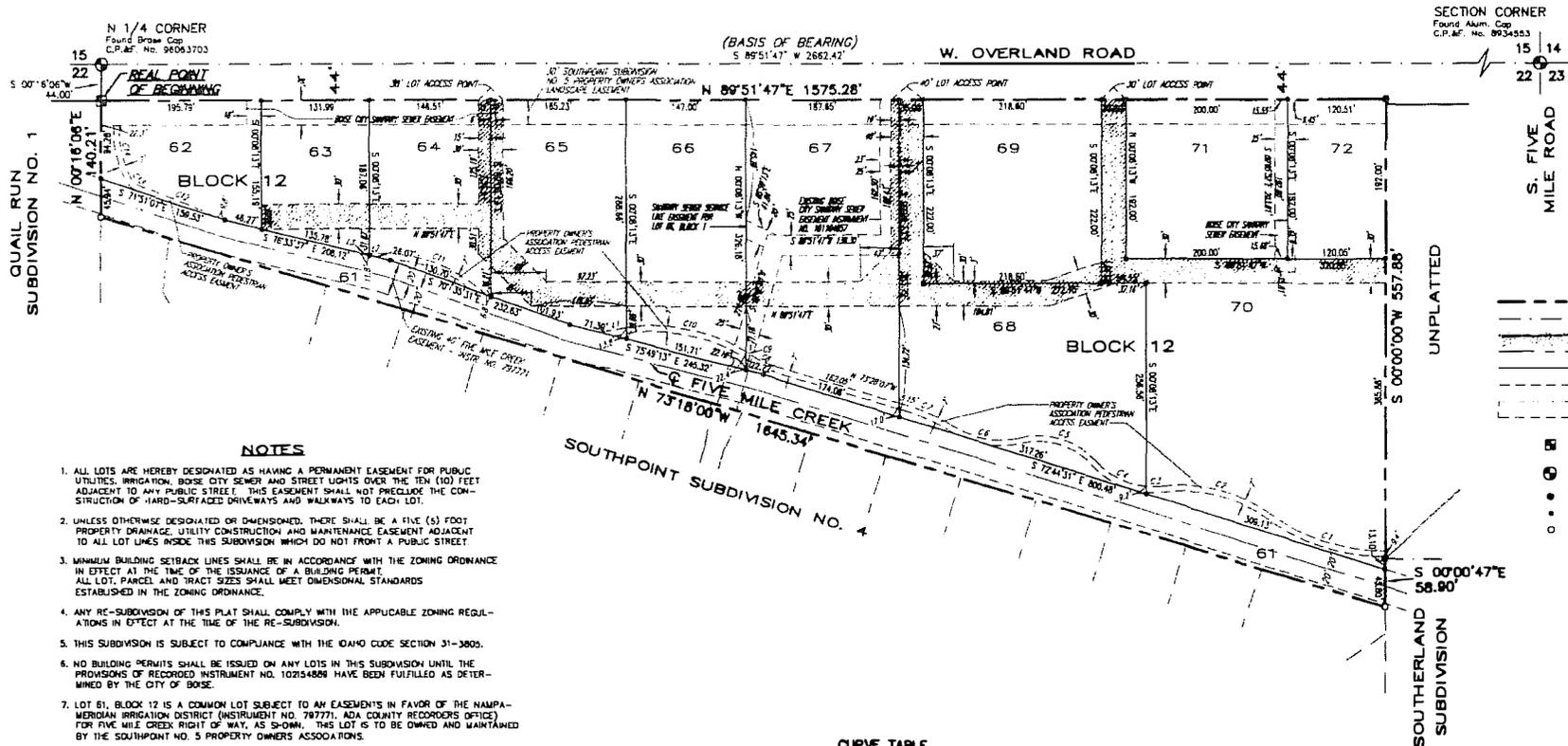
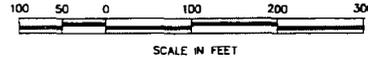
PRIMELAND DEVELOPMENT CO., LLP
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

PLAT OF SOUTHPOINT SUBDIVISION NO. 5

A PORTION OF THE NE 1/4, SECTION 22, T.3N., R.1E., B.M.,
BOISE, ADA COUNTY, IDAHO

2003



SECTION CORNER
Found Alum. Cap
C.P.M. No. 8934553

- LEGEND**
- Boundary Line
 - - - Sectional Line
 - - - Right-of-Way Line
 - Centerline
 - Lot Line
 - Easement Line
 - Common Cross Access/Ingress-Easement
 - ⊠ Red Point of Beginning, Set 5/8" Rebar with Plastic Cap
 - ⊙ Found Brass Cap or Aluminum Cap (as noted)
 - Set 5/8"x30" Rebar w/Plastic Cap
 - Set 1/2"x24" Rebar w/Plastic Cap
 - Found 5/8" Rebar w/Plastic Cap

NOTES

1. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, INCLUDING, BOISE CITY SEWER AND STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A FIVE (5) FOOT PROPERTY DRAINAGE, UTILITY CONSTRUCTION AND MAINTENANCE EASEMENT ADJACENT TO ALL LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805.
6. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 10234828 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
7. LOT 61, BLOCK 12 IS A COMMON LOT SUBJECT TO AN EASEMENT IN FAVOR OF THE NAMPAMERIDIAN IRRIGATION DISTRICT (INSTRUMENT NO. 78777). ADA COUNTY RECORDERS OFFICE) FOR FIVE MILE CREEK RIGHT OF WAY, AS SHOWN. THIS LOT IS TO BE OWNED AND MAINTAINED BY THE SOUTHPOINT NO. 5 PROPERTY OWNERS ASSOCIATIONS.
8. EXCEPT FOR THE LOT ACCESS POINTS DELINEATED ON THIS PLAT, DIRECT LOT ACCESS TO W. OVERLAND ROAD IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF BOISE.
9. THIS SUBDIVISION INCLUDES LANDS WHICH ARE IN THE FIVE MILE CREEK FLOODPLAIN AND FLOODWAY AND ARE SUBJECT TO THE REGULATIONS OF CHAPTER 12 OF THE BOISE CITY ZONING ORDINANCE. THE BOISE CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT SHOULD BE CONSULTED FOR DETAILS.
10. THE PROPERTY OWNERS ASSOCIATION PEDESTRIAN ACCESS EASEMENT OVER PORTIONS OF LOTS 62, 64, 65, 66, 67, 68 AND 70, BLOCK 12 IS FOR THE CONSTRUCTION AND MAINTENANCE OF A MICRO-PATH. PORTIONS OF SAID MICRO-PATH ARE ALSO LOCATED IN LOT 61, BLOCK 12. THE LANDSCAPING AND FINISHING OF THIS MICRO-PATH SHALL CONFORM TO THE BOISE CITY MICRO-PATH ORDINANCE AND SAID PATHWAY IS TO BE MAINTAINED BY THE SOUTHPOINT SUBDIVISION NO. 5 PROPERTY OWNERS ASSOCIATION. THIS COMMITMENT MAY NOT BE DISSOLVED OR RE-ASSIGNED WITHOUT THE WRITTEN CONSENT OF THE CITY OF BOISE.
11. WHEN INDIVIDUAL LOTS ARE DEVELOPED, DRAINAGE SHALL BE RETAINED WITHIN THE BOUNDARIES OF THE LOT.
12. THIS SUBDIVISION IS SUBJECT TO A BOISE CITY AVIGATION EASEMENT, INSTRUMENT NO. 102148177.
13. ACCESS EASEMENTS DELINEATED ON THE PLAT SHALL RUN WITH THE LAND AND THE COMMON/CROSS-ACCESS, HIGHWAYS-CROSS EASEMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF BOISE.
14. THE SOUTHPOINT SUBDIVISION NO. 5 PROPERTY OWNER'S ASSOCIATION LANDSCAPE EASEMENT OVER THE NORTH 30 FEET OF THIS SUBDIVISION SHALL BE USED AS A LANDSCAPE BUFFER AND WILL BE MAINTAINED BY THE SOUTHPOINT SUBDIVISION NO. 5 PROPERTY OWNERS ASSOCIATION.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG
C1	243.07	35°37'16"	151.12	78.09	148.70	N 72°50'11"W
C2	186.99	42°47'32"	138.66	73.27	136.43	N 75°50'11"W
C3	95.18	12°52'18"	21.38	10.74	21.34	S 89°12'12"W
C4	95.18	41°27'00"	68.88	36.01	67.37	S 83°36'09"W
C5	100.04	59°44'51"	104.32	57.47	99.66	N 72°17'05"W
C6	110.09	48°44'04"	93.64	49.86	90.84	N 78°10'41"W
C7	272.09	12°15'03"	58.16	29.20	58.07	S 67°20'36"W
C8	91.59	16°30'05"	26.91	13.55	26.81	N 85°03'05"W
C9	220.38	02°29'50"	9.61	4.80	9.60	S 75°25'57"W
C10	220.38	39°44'33"	152.87	79.65	149.82	N 79°00'09"W
C11	193.34	42°33'24"	144.73	75.94	141.37	N 69°30'13"W
C12	701.40	07°56'18"	97.18	48.87	97.10	N 68°12'50"W
C13	25.84	47°10'10"	21.28	11.28	20.68	N 48°35'53"W
C14	132.93	26°53'59"	82.41	31.79	61.64	N 11°33'49"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°31'38"W	33.40'
L2	N 89°33'11"W	9.89'
L3	N 89°33'11"W	11.45'

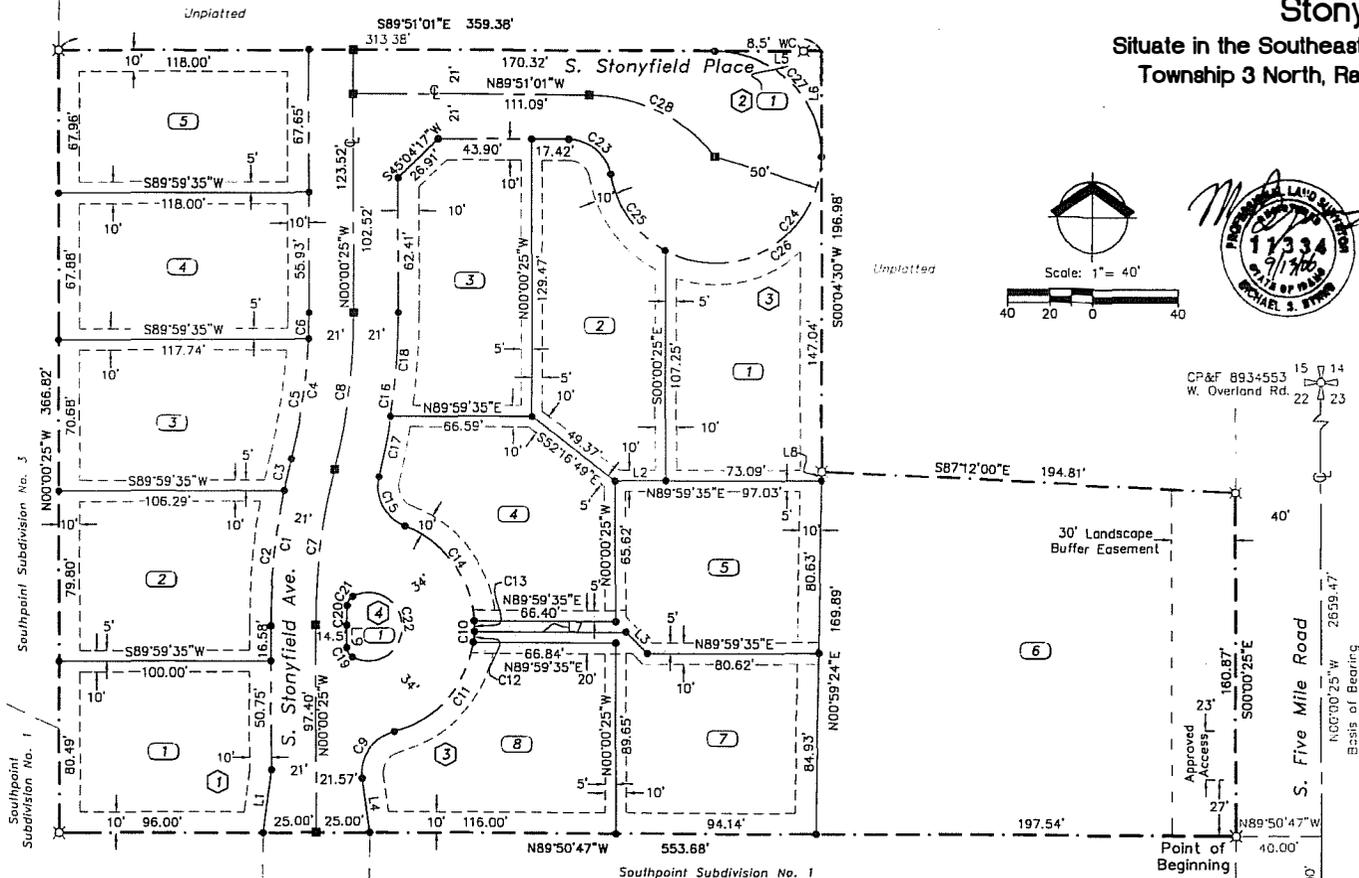
FRANK S. VARRIALE
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho



Stonyfield Farm Subdivision

Situate in the Southeast Quarter of the Northeast Quarter of Section 22,
Township 3 North, Range 1 East, B.M., Boise City, Ada County, Idaho.
2006



Legend

- Boundary Line
- Right-of-Way Line
- Easement Line, as noted
- Utility Easement Line
- Lot Line
- Adjacent Lot Line
- Center Line
- Access & Utility Easement
- Block Number
- Lot Number
- Set 1/2" X 24" Rebar With Plastic Cap Marked "WRG PLS 11334"
- Set 5/8" X 30" Rebar With Plastic Cap Marked "WRG PLS 11334"
- Found Section Corner, Aluminum Cap
- Found Quarter-Section Corner, Brass Cop
- Found 1/2" Rebar With Plastic Cap Marked by PLS 4998
- Found 5/8" Rebar With Plastic Cap Marked by PLS 4998
- Curve Number
- Line Number
- Witness Corner

Curve Table					
Curve	Delta	Radius	Length	Chord Bearing	Chord Length
C1	14°04'11"	321.00'	78.83'	S07°01'40"W	78.63'
C2	11°21'33"	321.00'	63.64'	S05°40'22"W	63.54'
C3	2°42'38"	321.00'	15.19'	S12°42'27"W	15.18'
C4	14°04'11"	279.00'	68.51'	N07°01'40"E	68.34'
C5	11°36'48"	279.00'	56.55'	N08°15'22"E	56.45'
C6	2°27'23"	279.00'	11.96'	N01°13'16"E	11.96'
C7	14°04'11"	300.00'	73.67'	S07°01'40"W	73.48'
C8	14°04'11"	300.00'	73.67'	N07°01'40"E	73.48'
C9	83°44'46"	20.00'	29.23'	S34°18'17"W	26.70'
C10	145°42'02"	50.00'	127.15'	N03°19'38"E	95.55'
C11	67°56'49"	50.00'	59.30'	N42°12'15"E	55.88'
C12	5°45'26"	50.00'	5.02'	N05°21'07"E	5.02'
C13	5°43'58"	50.00'	5.00'	N00°23'34"W	5.00'
C14	66°15'51"	50.00'	57.83'	N36°23'27"W	54.66'
C15	83°18'16"	20.00'	29.08'	S27°52'15"E	26.58'
C16	13°47'16"	321.00'	77.25'	N06°53'14"E	77.06'
C17	5°09'20"	321.00'	28.88'	N11°12'13"E	28.87'
C18	8°37'58"	321.00'	48.37'	N04°18'34"E	48.32'
C19	61°55'33"	5.00'	5.40'	S30°58'11"E	5.14'
C20	1°47'47"	285.50'	8.95'	S00°53'28"W	8.95'
C21	80°56'25"	5.00'	5.32'	S32°15'34"W	5.07'
C22	235°20'15"	16.00'	65.72'	N00°23'54"E	28.34'
C23	80°07'44"	20.00'	27.97'	N49°47'08"W	25.75'
C24	260°16'44"	50.00'	227.14'	N40°08'22"E	76.45'
C25	52°25'12"	50.00'	45.75'	S35°55'52"E	44.17'
C26	117°47'00"	50.00'	102.79'	N58°58'01"E	85.62'
C27	80°04'28"	50.00'	78.61'	N44°57'45"W	70.76'
C28	52°07'28"	75.12'	68.34'	N63°47'17"W	66.01'

Notes

- Irrigation water has been provided from Nampa Meridian Irrigation District, in compliance with Idaho Code 31-3805(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Nampa Meridian Irrigation District.
- The development of this property shall be in compliance with the Boise City Zoning ordinance or as specifically approved by CUP05-00069.
- Lot 1, Block 2 and Lot 1, Block 4, are common lots which shall be owned and maintained by the Stonyfield Farm Subdivision Homeowner's association.
- Parking is restricted on all streets within this subdivision per Boise City Code 7-01-34 (503.B).
- Other than the access specifically approved with this application, and shown hereon, for Lot 6, Block 3, direct lot access to S. Five Mile road will be prohibited. Upon ANY re-development of that site, Ada County Highway District will review the access points, but will not guarantee on access onto S. Five Mile Road.
- Lots 4 and 8, Block 3, shall take access from the Access Easement shown hereon and shall not take access to S. Stonyfield Avenue.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.

Easements

- Lot 1, Block 2 and Lot 1, Block 4, are costitute with and subject to a blanket Utility & Boise City Street Light Easement.
- All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby granted to the owners of the lots within this subdivision and their heirs and assigns for the installation and maintenance of sold owners' utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
- All Access Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots adjoining the easement, and are hereby granted to the owners of sold lots and their heirs and assigns for ingress, egress, and lot drainage.
- All Boise City Street Light Easements shown or designated hereon are non-exclusive, perpetual, and are hereby granted to Boise City for the installation and maintenance of street lights and appurtenances.
- The Landscape Buffer Easement shown hereon is non-exclusive, perpetual, shall run with the land, appurtenant to the lots shown hereon, and is hereby granted to the owners of the lots within this subdivision and their heirs and assigns for installation and maintenance of landscaping.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, or other such nonperment improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

Reference Documents

- Subdivisions:
 Southpoint Subdivision No. 1
 Southpoint Subdivision No. 3
- Records of Survey:
 ROS 3619
 ROS 6674
 ROS 7180
- Deeds:
 Warranty Deed 95075903
 Warranty Deed 105123108
 Quitclaim Deed 105185405
 Quitclaim Deed 105185228

Line Table		
Line	Bearing	Length
L1	S07°35'28"W	30.27'
L2	N89°59'35"E	23.94'
L3	N45°00'25"W	14.14'
L4	S07°34'06"E	26.11'
L5	S89°51'01"E	50.07'
L6	S00°04'30"W	49.94'
L7	N89°59'35"E	71.37'
L8	S00°59'24"W	4.33'
L9	N00°00'25"W	10.69'

W R G

DESIGN INC.

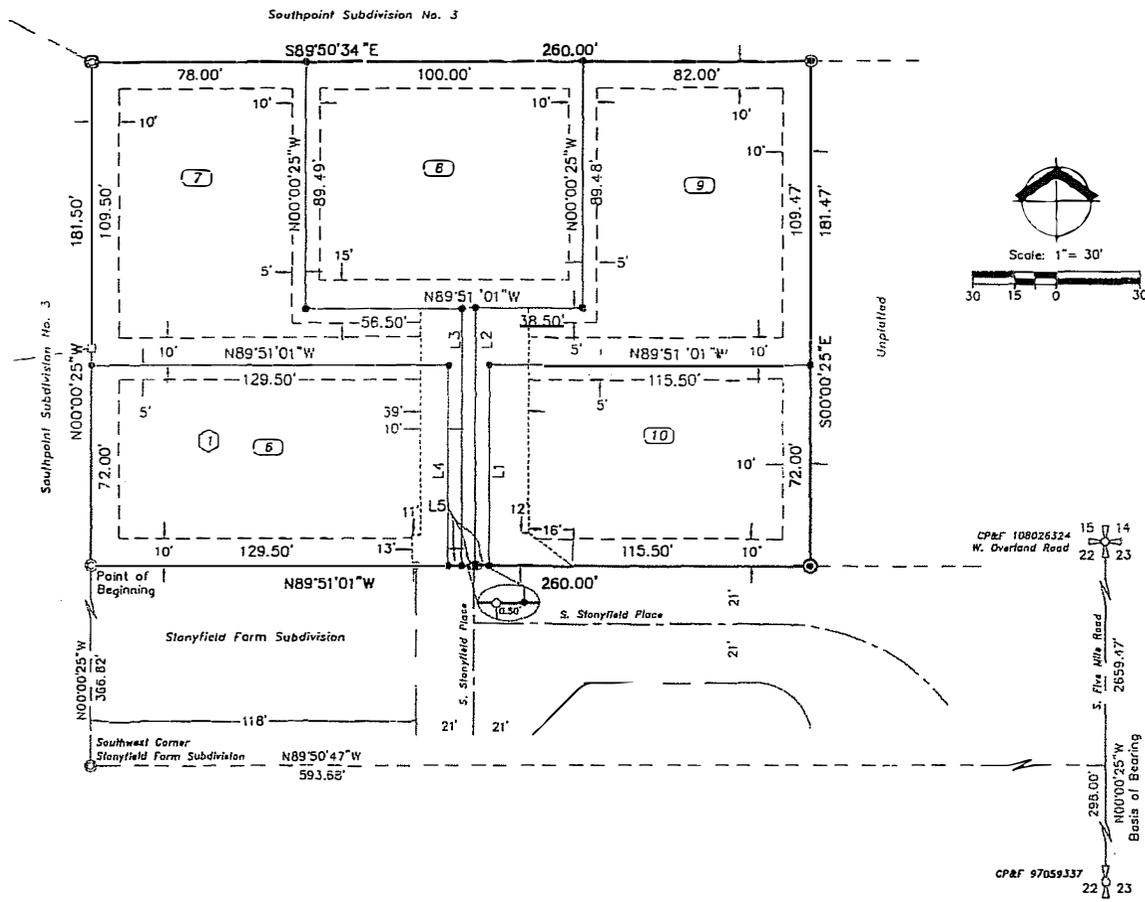
453 S. FITNESS PLACE, EAGLE, ID 83616
 Tel. 208.246.8300 Fax 208.246.8320

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

DATE: 03/02/06 JOB#: 6054697.02 SHEET 1 OF 2

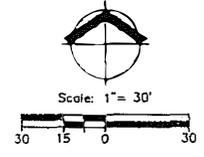
Stonyfield Farm No. 2 Subdivision

Situate in the Southeast Quarter of the Northeast Quarter of Section 22,
Township 3 North, Range 1 East, B.M., Boise City, Ada County, Idaho.
2009



Legend

- Boundary Line
- Lot Line
- Access, Utility, & Boise City Sewer Easement Line
- Utility Easement Line
- Adjacent Property / Tie Line
- Center Line
- Block Number
- Lot Number
- Set 1/2" X 24" Rebar with Plastic Cap Marked "WRG PLS 11334"
- Found Section Corner, Aluminum Cap
- Found Quarter Section Corner, Brass Cap
- Found 5/8" Rebar with Plastic Cap Marked "WRG PLS 11337"
- Found 5/8" Rebar with Plastic Cap Marked by PLS 4998
- Found 5/8" Rebar with Plastic Cap Marked "WRG PLS 11337" Damaged, Added Plastic Cap Marked "WRG PLS 11334"
- Found 5/8" Rebar with Plastic Cap Marked by PLS 4998, Damaged, Reset 5/8"x30" Rebar & Plastic Cap Marked "WRG PLS 11334"
- Found 1/2" Rebar with Plastic Cap Marked "WRG PLS 11334"
- Found 5/8" Rebar with Plastic Cap Marked "WRG PLS 11334"
- Found 1/2" Rebar with Plastic Cap Marked by PLS 4998
- Course Number (typical)



Line Table		
Line	Bearing	Length
L1	S00°00'25"E	72.00'
L2	S00°00'25"E	92.00'
L3	S00°00'25"E	92.00'
L4	S00°00'25"E	72.00'
L5	N89°51'01"W	5.00'

Reference Documents

- Subdivisions:
 Southpoint Subdivision No. 1
 Southpoint Subdivision No. 3
 Stonyfield Farm Subdivision
- Records of Survey:
 ROS 3619
 ROS 6674
 ROS 7180
- Deeds:
 Warranty Deed 105197187
 Quitclaim Deed 106037638
 Quitclaim Deed 109058540

Notes

- The development of this property shall be in compliance with the Boise City Zoning Ordinance or as specifically approved by CUP06-00011.
- Vehicular access to Lots 6 through 10, Block 1, shall be provided from the common driveway and not from South Stonyfield Place. Setbacks (or required parking) shall be a minimum of 20-feet from the edge of the built common driveway, or property line whichever is more restrictive, and parking on the common driveway is prohibited.
- Duplex structures may not be constructed on lots that utilize a common driveway, regardless of zoning district.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.

Easements

- All Utility Easements shown hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, & use public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
- The Access Easement shown hereon is non-exclusive, Perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for ingress & egress; the installation, maintenance, operation, & use of a hard surfaced driveway; and appurtenances thereto.
- The Boise City Sewer Easement shown hereon is non-exclusive, perpetual, and is hereby granted to Boise City for the installation, maintenance, operation, & use of sanitary sewer and appurtenances thereto.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, or other such nonpermanent improvements.
- All easements are parallel (or concentric) to the lines (or area) that they are dimensioned from unless otherwise noted.

Irrigation Certificate

We, Gary R. Schweiger and Judith L. Schweiger, husband and wife, owners of the property described in the Certificate of Owners, do hereby state that irrigation water has been provided from Nampa Meridian Irrigation District. In compliance with Idaho Code 31-3805(b), Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Nampa Meridian Irrigation District.

Gary R. Schweiger
Gary R. Schweiger

Judith L. Schweiger
Judith L. Schweiger



We've Moved!
 Our new address is:
 WRG Design, Inc.
 453 S. FITNESS PLACE, Eagle, ID 83616
 1173 E. Winding Creek Dr.
 Eagle, Idaho 83616

W	R	G
D E S I G N I N C .		
453 S. FITNESS PLACE, EAGLE, ID 83616		
Tel. 208.246.8300		Fax. 208.246.8320
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS		
DATE: 03/06/06 JOB#: 6054697.03 SHEET 1 OF 2		

This plat is included solely for the purpose of assisting and locating said premises and Stewart Title assumes no liability for variations, if any, in dimensions and locating ascertained by actual survey.