

# PLAT SHOWING BOULDER HEIGHTS ESTATES SUBDIVISION NO. 2

A PORTION OF GOVERNMENT LOT 1, LOCATED IN THE NW1/4 OF SEC. 19, T.3N., R.3E., B.M.,  
BOISE CITY, ADA COUNTY, IDAHO

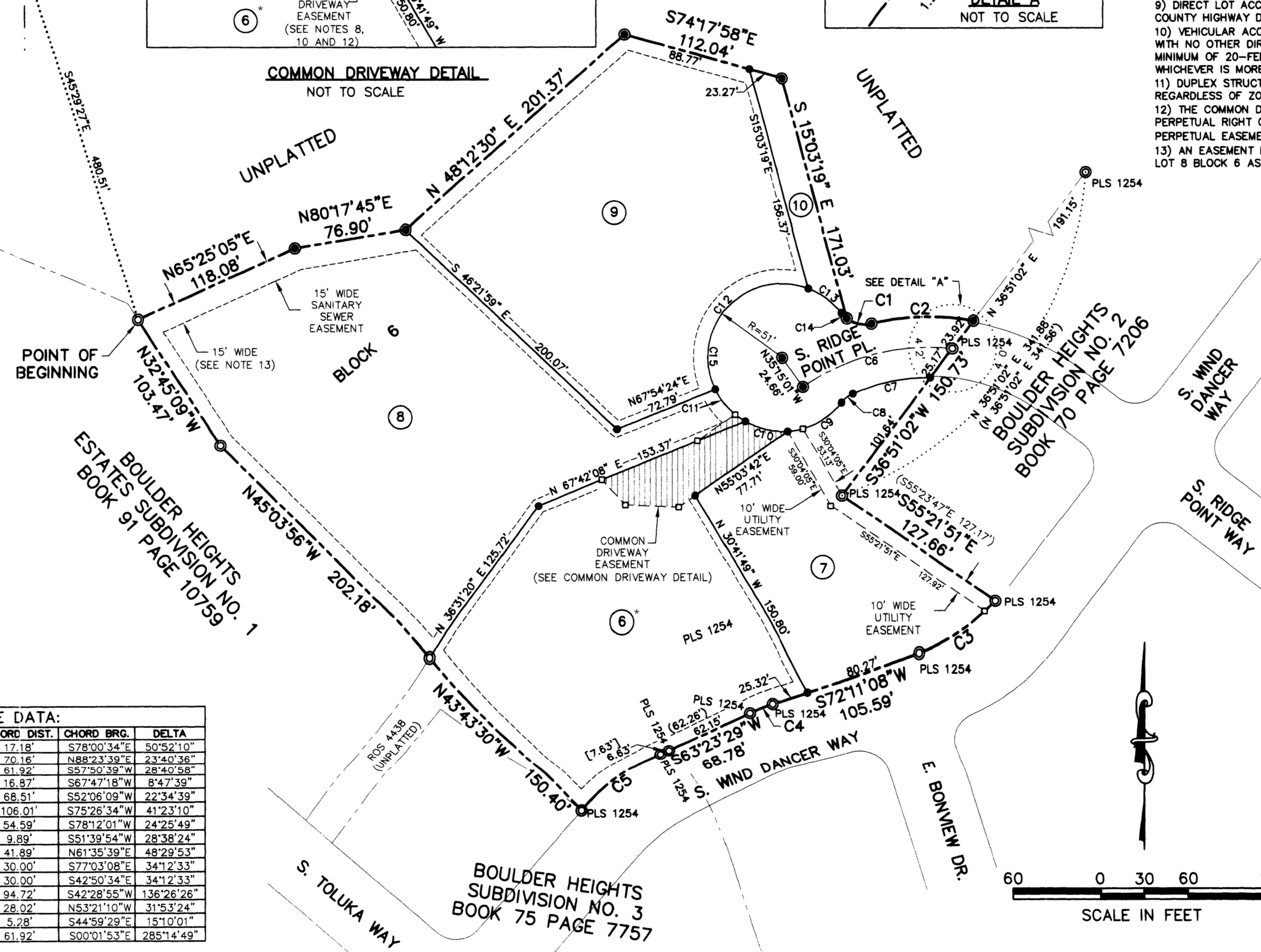
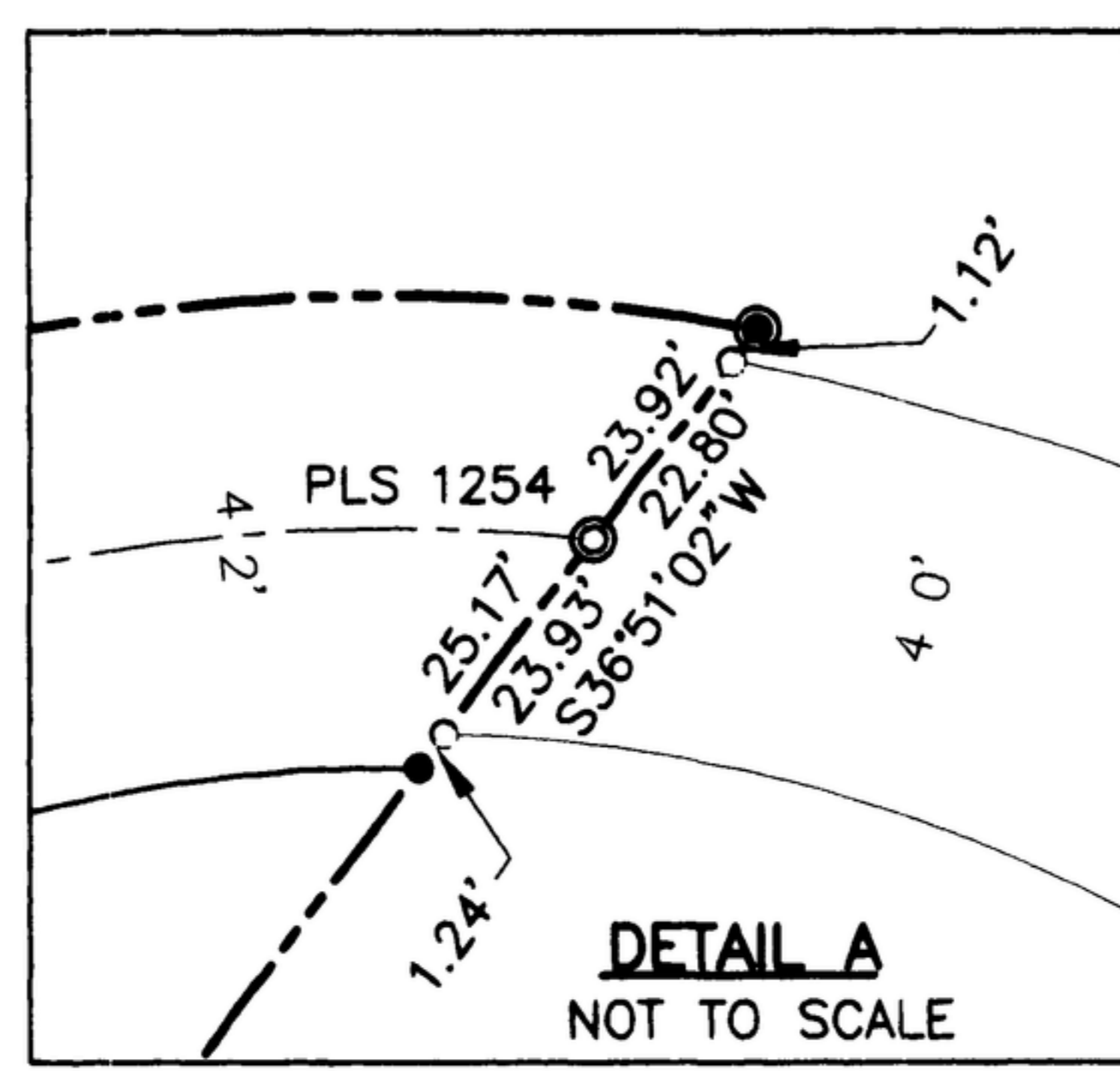
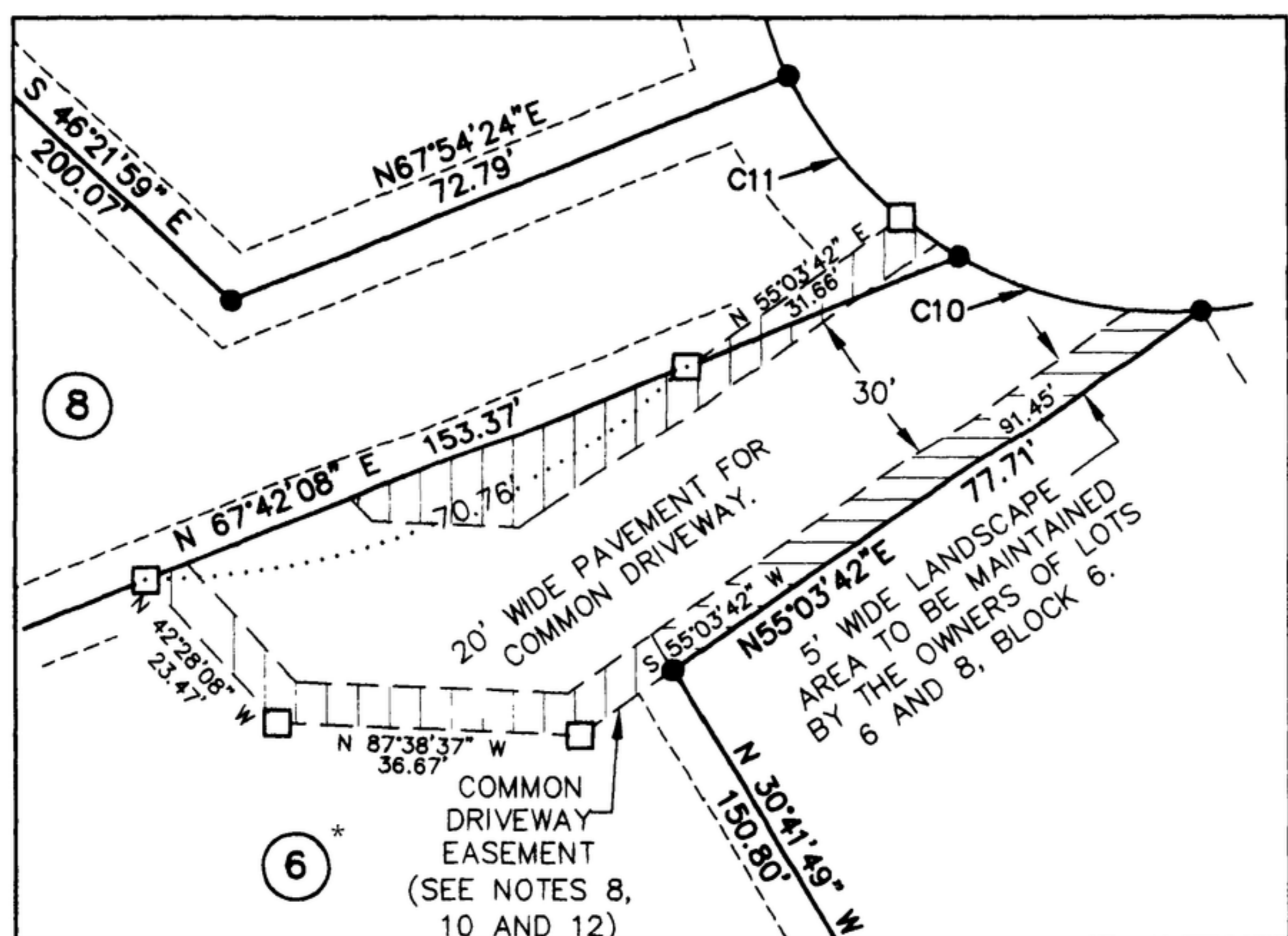
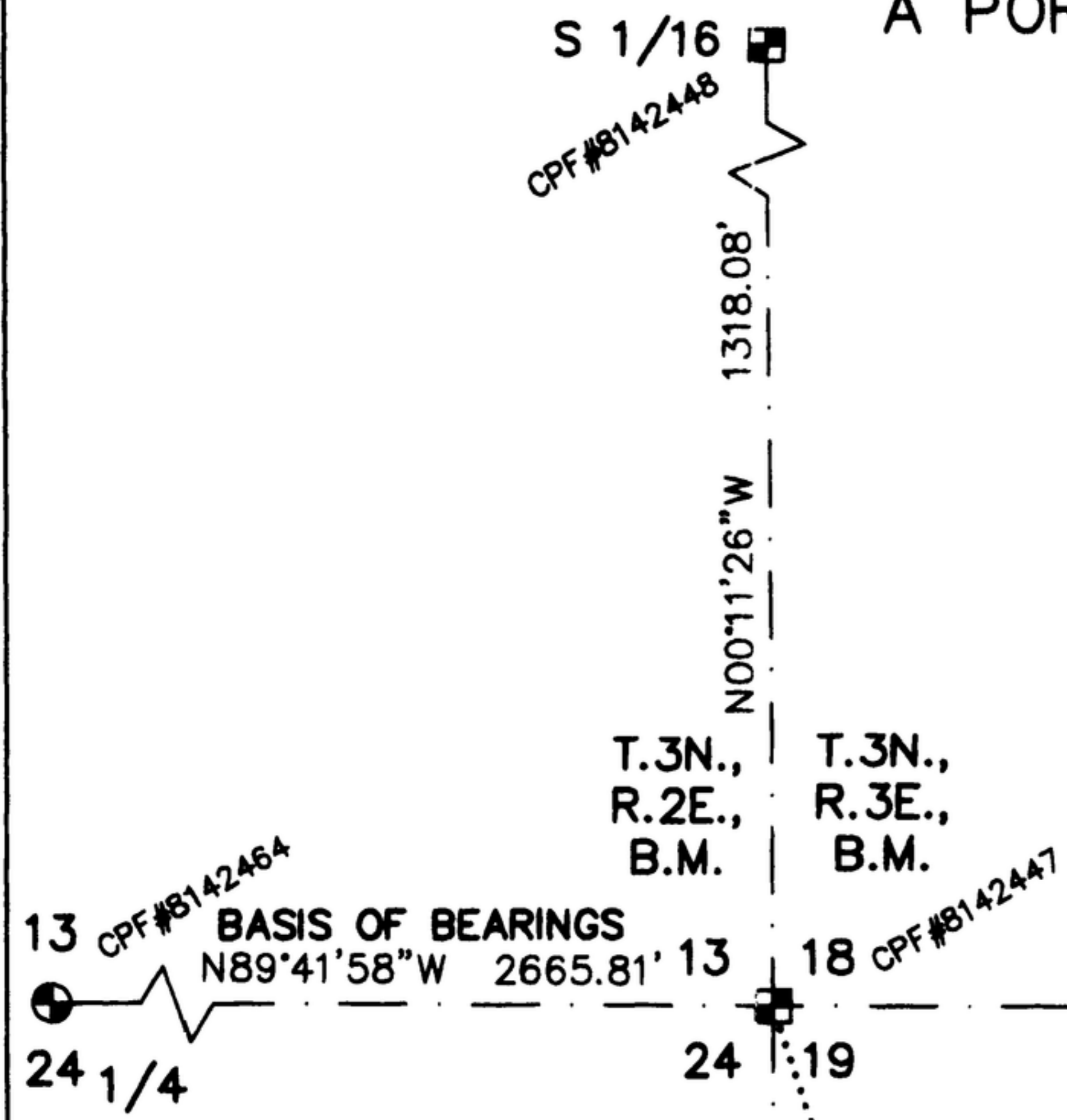
2005

\* 2023012220

Vacation of a ten-foot wide permanent public utilities, property drainage and irrigation easement on Lot 6 Block 6

**NOTES:**

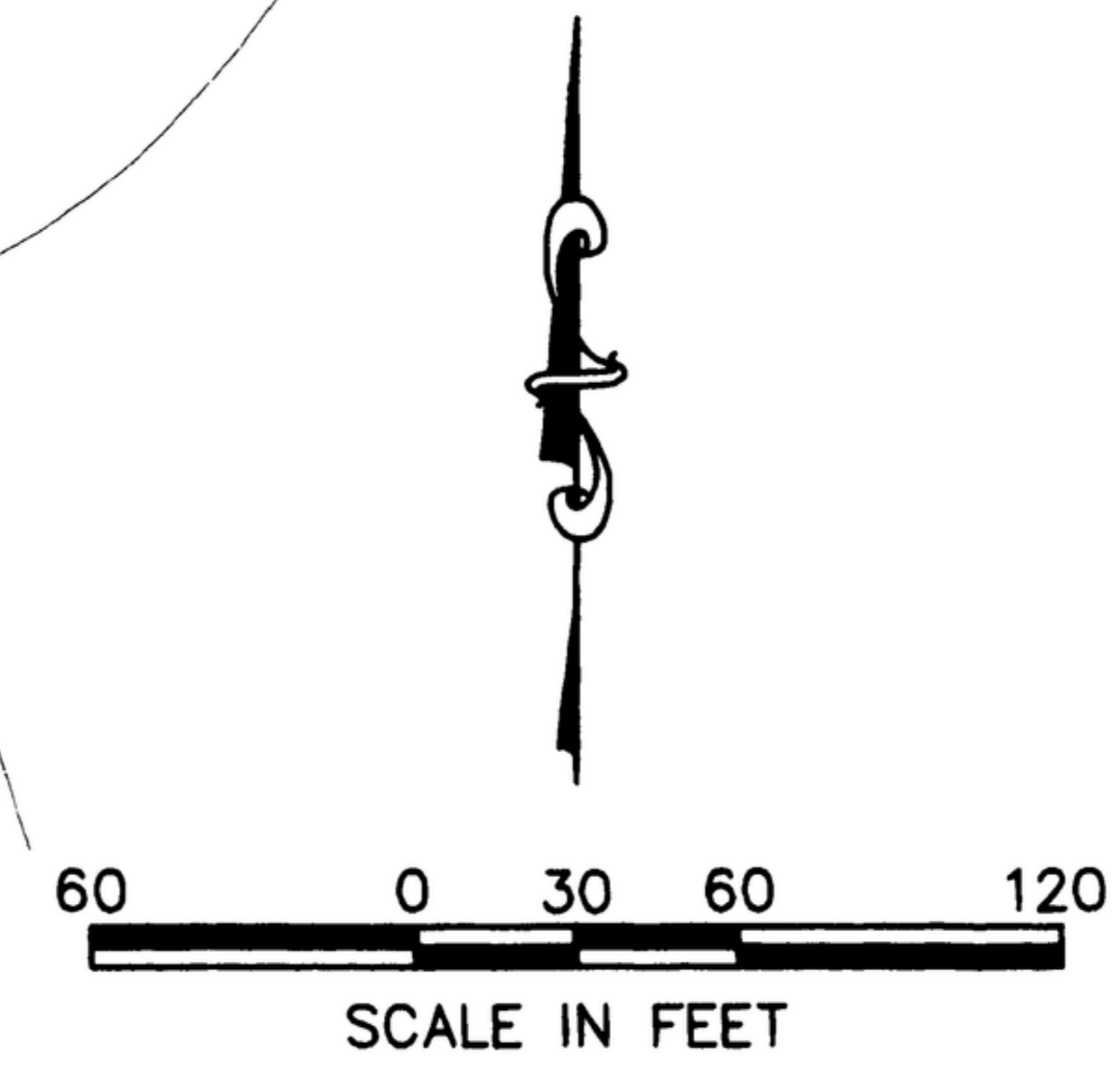
- 1) A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE. A FIVE (5) FOOT WIDE IRRIGATION AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG REAR LOT LINES UNLESS OTHERWISE SHOWN.
- 2) LOTS 7 & 10, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE BOULDER HEIGHTS ESTATES HOMEOWNER'S ASSOCIATION.
- 3) THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUPO2-00047 AND CFH02-00006.
- 4) 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 CUPO2-00047. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUPO2-00047.
- 5) THIS DEVELOPMENT RECOGNIZES SECTION 31-3805 OF THE IDAHO CODE, DELIVERY OF WATER. THIS SUBDIVISION CURRENTLY HAS NO SURFACE IRRIGATION RIGHTS AND IS NOT LOCATED WITHIN THE BOUNDARIES OF AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF SECTION 31-3805 ARE NOT APPLICABLE.
- 6) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 104109894 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 7) INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE HILLSIDE AND FOOTHILLS DEVELOPMENT ORDINANCE, CHAPTER 4 OF THE INTERNATIONAL BUILDING CODE, CHAPTER 18 OF THE UNIFORM BUILDING CODE AND THE CONDITIONS OF APPROVAL FOR CFH02-00006.
- 8) THE COMMON DRIVEWAY EASEMENT SHOWN ON LOTS 6 AND 8, BLOCK 6 HEREON, SHALL PROVIDE PERPETUAL INGRESS AND EGRESS TO SAID LOTS 6 & 8, BLOCK 6. MAINTENANCE FOR SAID DRIVEWAY IS AS PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDED FOR THIS SUBDIVISION. SAID EASEMENT SHALL RUN WITH THE LAND AND ALSO HAVE A BLANKET PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT.
- 9) DIRECT LOT ACCESS TO S. WIND DANCER WAY IS PROHIBITED, UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND CITY OF BOISE.
- 10) VEHICULAR ACCESS TO LOTS 6 AND 8, BLOCK 6, SHALL BE PROVIDED FROM THE COMMON DRIVEWAY WITH NO OTHER DIRECT ACCESS FROM THE PUBLIC STREET. SETBACKS FOR REQUIRED PARKING SHALL BE A MINIMUM OF 20- FEET FROM THE EDGE OF THE AS-CONSTRUCTED COMMON DRIVEWAY, OR PROPERTY LINE WHICHEVER IS MORE RESTRICTIVE, AND PARKING ON THE COMMON DRIVEWAY IS PROHIBITED.
- 11) DUPLEX STRUCTURES MAY NOT BE CONSTRUCTED ON LOTS THAT UTILIZE A COMMON DRIVEWAY, REGARDLESS OF ZONING DISTRICT.
- 12) THE COMMON DRIVEWAY DEPICTED HEREON CONVEYS TO THE OWNERS OF LOTS 6 AND 8, BLOCK 6 THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER THE DESCRIBED DRIVEWAY, AND PROVIDES THAT SUCH PERPETUAL EASEMENT(S) SHALL RUN WITH THE LAND.
- 13) AN EASEMENT IS HEREBY RESERVED TO THE BOULDER HEIGHTS ESTATES HOMEOWNERS ASSOCIATION ON LOT 8 BLOCK 6 AS SHOWN FOR OPERATION AND MAINTENANCE OF PRIVATE ROOF DRAIN SERVICE LINES.



**LEGEND**

- SUBDIVISION BOUNDARY
- - - SECTION LINE
- . - . EASEMENT LINE (SEE NOTES)
- - - PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT (SEE NOTE 1)
- LOT LINE
- ⑤ LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN W/ CAP PLS 7015, UNLESS NOTED OTHERWISE
- FOUND 1/2" IRON PIN W/ CAP PLS 1254
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP, PLS 7015
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7015
- CALCULATED POINT NOTHING SET
- ( ) INDICATES DATA OF RECORD PER BOULDER HEIGHTS SUBDIVISION NO. 2 BK. 70, PG. 7206
- [ ] INDICATES DATA OF RECORD PER BOULDER HEIGHTS SUBDIVISION NO. 3 BK. 75, PG. 7757

CURVE DATA:					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00'	17.76'	17.18'	S78°00'34"E	50°52'10"
C2	171.00'	70.66'	70.16'	N88°23'39"E	23°40'36"
C3	125.00'	62.58'	61.92'	S57°50'39"W	28°40'58"
C4	110.00'	16.88'	16.87'	S67°47'18"W	8°47'39"
C5	175.00'	68.96'	68.51'	S52°06'09"W	22°34'39"
C6	150.00'	108.35'	106.01'	S75°26'34"W	41°23'10"
C7	129.00'	55.00'	54.59'	S78°12'01"W	24°25'49"
C8	20.00'	10.00'	9.89'	S51°39'54"W	28°38'24"
C9	51.00'	43.17'	41.89'	N61°35'39"E	48°29'53"
C10	51.00'	30.45'	30.00'	S77°03'08"E	34°12'33"
C11	51.00'	30.45'	30.00'	S42°50'34"E	34°12'33"
C12	51.00'	121.45'	94.72'	S42°28'55"W	136°26'26"
C13	51.00'	28.39'	28.02'	N53°21'10"W	31°53'24"
C14	20.00'	5.29'	5.28'	S44°59'29"E	15°10'01"
C15	51.00'	253.90'	61.92'	S00°01'53"E	285°14'49"



**Bailey Engineering, Inc.**  
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