

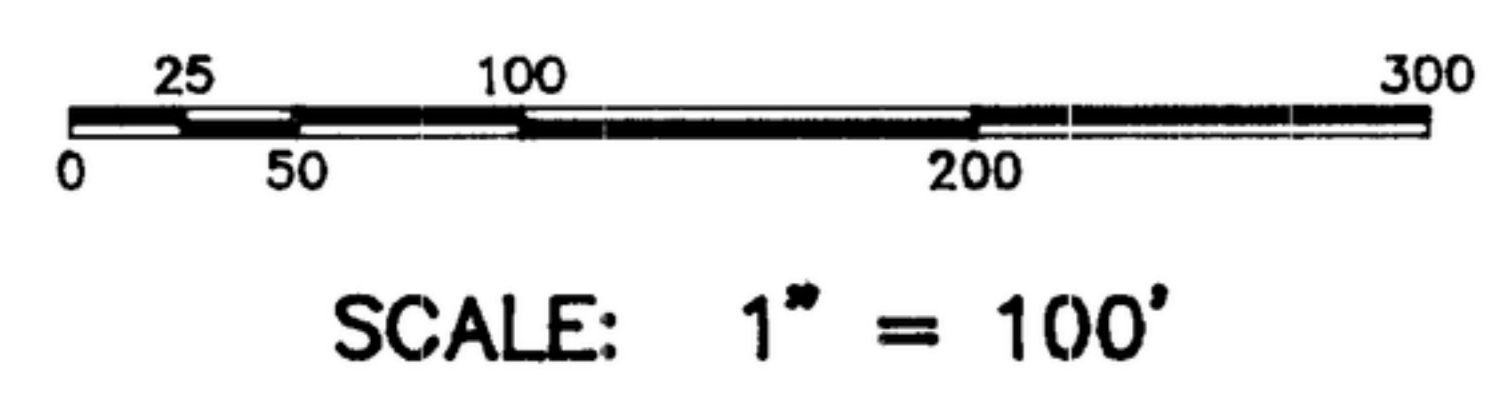
# PLAT SHOWING RESEARCH CENTER NO.2

A SUBDIVISION LOCATED IN

A RESUBDIVISION OF LOT 1, BLOCK 6, AND LOT 3, BLOCK 2, RESEARCH CENTER NO. 1 AND A PORTION OF THE NE 1/4, SECTION 28, T.4N., R.1E., B.M., BOISE, ADA COUNTY, IDAHO 1994

• HUBBLE ENGINEERING, INC. •  
BOISE, IDAHO

SEE SHEET 2 OF 3

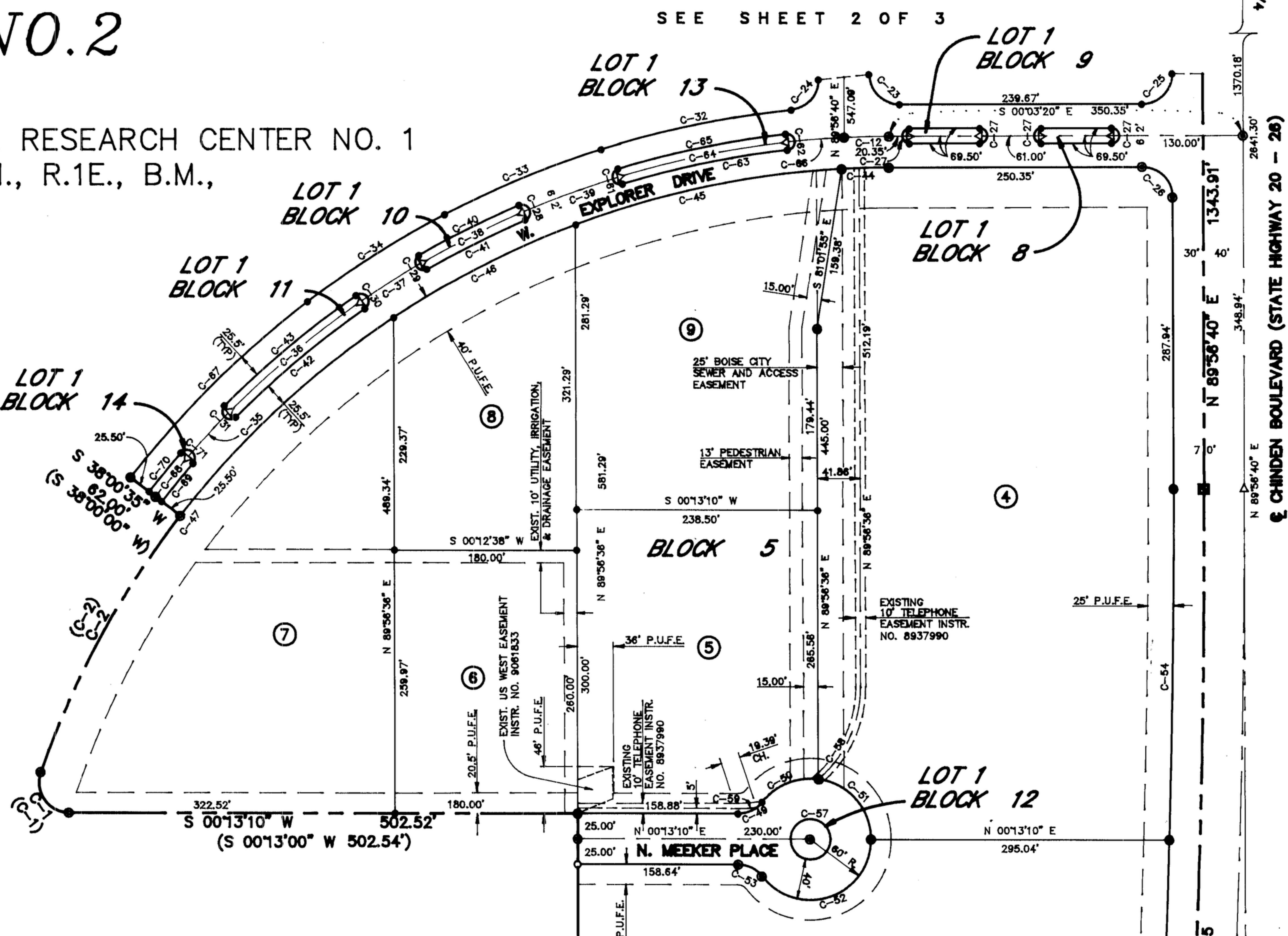


### LEGEND

- FOUND HIGHWAY MONUMENT
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP
- △ CALCULATED POINT
- PROPERTY BOUNDARY
- CENTERLINE
- PET CHEVRON PETROLEUM LINE EASEMENT
- (S. 00°13'00" W.) DATA OF RECORD
- 12 LOT NUMBER
- P.U.F.E. PUBLIC UTILITIES AND FACILITIES EASEMENT (SEE NOTE NO. 8)

### NOTES:

1. DIRECT LOT ACCESS TO CHINDEN BOULEVARD IS PROHIBITED EXCEPT FOR ONE 40-FOOT CURB CUT CENTERED ON THE COMMON LOT LINE OF LOTS 3 AND 4, BLOCK 5, AS APPROVED BY THE IDAHO TRANSPORTATION DEPARTMENT AND BOISE CITY.
2. DIRECT LOT ACCESS TO N. CLOVERDALE ROAD IS PROHIBITED EXCEPT FOR ONE 40-FOOT CURB CUT IN LOT 3, BLOCK 5, AS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
3. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 94088513 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
4. BUILDING SET BACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS APPROVED OR MODIFIED BY CONDITIONAL USE PERMIT.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO STATE CODE SECTION 31-3805.
6. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
7. LOT 1, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11, LOT 1, BLOCK 12, LOT 1, BLOCK 13, AND LOT 1, BLOCK 14, ARE HEREBY DESIGNATED AS COMMON LOTS AND BOISE CITY SANITARY SEWER EASEMENTS TO BE OWNED AND MAINTAINED BY THE BOISE RESEARCH CENTER OWNER'S ASSOCIATION.
8. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PUBLIC UTILITIES AND FACILITIES EASEMENT (P.U.F.E.) IN THE LOCATION AND DIMENSION AS SHOWN HEREON. THIS EASEMENT SHALL BE FOR THE FOLLOWING PURPOSES: PERMANENT LANDSCAPE, IRRIGATION, UTILITIES, DRAINAGE, PATHWAY, AND BOISE CITY STREET LIGHTS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
9. A 16.5' PIPELINE EASEMENT FOR THE TRANSPORTATION OF LIQUID PETROLEUM PRODUCTS HAS BEEN GRANTED THROUGH INSTRUMENTS RECORDED IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO, IN THE BOOKS OF MISCELLANEOUS RECORDS. CALL CHEVRON PIPELINE COMPANY, BOISE DISTRICT OFFICE, AT 375-1463 PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE VICINITY OF THE PIPELINE. BUILDING SETBACK SHALL BE A MINIMUM OF TEN (10) FEET FROM THE LIQUID PETROLEUM LINE EASEMENT, EXCEPT AS PERMITTED BY THE CHEVRON PIPELINE CO.
10. PEDESTRIAN EASEMENTS ARE HEREBY DEDICATED ACROSS LOTS 4 AND 11, BLOCK 2, AND LOTS 5 & 9, BLOCK 5, AS SHOWN HEREON. SAID EASEMENTS SHALL BE PRIVATE ACCESS EASEMENTS FOR THE USE, ENJOYMENT, AND MAINTENANCE OF THE BOISE RESEARCH CENTER OWNER'S ASSOCIATION.
11. LOTS 3 & 4, BLOCK 5 SHALL PROVIDE AN EMERGENCY ACCESS EASEMENT WHICH MEETS FIRE DEPARTMENT REQUIREMENTS FOR SECONDARY / EMERGENCY ACCESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
12. STORM DRAINAGE FACILITIES WITHIN THE DRAINAGE RETENTION EASEMENT ON LOT 11, BLOCK 1, WILL BE MAINTAINED BY THE ADA COUNTY HIGHWAY DISTRICT. NO ENCROACHMENTS WILL BE ALLOWED IN SAID EASEMENT THAT WILL DAMAGE THE FACILITIES OR HINDER THE DISTRICT'S ACCESS TO THE SAME.



### CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	30.00'	57.16'	42.18'	48.89'	S 54°48'14" W	109°05'51"
(C-1)	30.00'	57.16'	42.19'	48.90'	S 54°48'14" V	109°10'28"
C-2	891.56'	289.52'	146.05'	288.25'	N 61°17'28" V	18°36'22"
(C-2)	891.56'	289.52'	146.05'	288.25'	N 61°03'37" V	18°36'21"
C-3	11419.16'	897.74'	449.10'	897.53'	S 87°48'12" E	04°30'16"
C-4	922.56'	44.34'	22.17'	44.33'	S 01°25'56" E	04°30'16"
C-5	30.00'	47.12'	30.00'	42.43'	S 44°56'40" V	90°00'00"
C-6	30.00'	47.12'	30.00'	42.43'	S 45°03'20" E	90°00'00"
C-7	30.00'	47.12'	30.00'	42.43'	S 44°56'40" V	90°00'00"
C-8	5.50'	17.28'	11.00'	11.00'	N 89°56'40" E	180°00'00"
C-9	5.50'	17.28'	11.00'	11.00'	S 66°47'11" V	180°00'00"
C-10	5.50'	17.28'	11.00'	11.00'	S 59°58'02" V	180°00'00"
C-11	5.50'	17.28'	11.00'	11.00'	S 55°24'59" V	180°00'00"
C-12	5.50'	17.28'	11.00'	11.00'	N 44°57'35" E	180°00'00"
C-13	953.56'	192.57'	96.62'	192.25'	N 11°38'12" V	11°34'16"
C-14	953.56'	167.40'	83.91'	167.18'	S 22°27'04" E	10°03'29"
C-15	953.56'	160.97'	80.67'	160.78'	N 32°18'58" V	09°40'19"
C-16	922.56'	32.92'	16.46'	32.91'	N 46°59'19" V	03°54'28"
C-17	922.56'	168.28'	84.37'	168.04'	N 39°48'33" V	10°27'03"
C-18	922.56'	73.28'	36.66'	73.26'	N 32°18'30" V	04°33'04"
C-19	922.56'	109.80'	54.96'	109.73'	N 26°37'23" V	06°49'09"
C-20	922.56'	103.25'	51.68'	103.20'	N 20°00'26" V	06°24'45"
C-21	928.06'	110.45'	55.29'	110.39'	N 26°37'23" V	06°49'09"
C-22	917.06'	109.14'	54.64'	109.08'	N 26°37'23" V	06°49'09"
C-23	917.06'	167.27'	83.87'	167.04'	S 39°48'33" E	10°27'03"
C-24	928.06'	169.28'	84.88'	169.05'	N 39°48'33" V	10°27'03"
C-25	891.56'	46.50'	23.26'	46.50'	S 01°33'07" E	02°59'18"
C-26	891.56'	270.09'	136.09'	269.09'	S 11°43'19" E	17°21'25"
C-27	891.56'	202.16'	101.52'	201.73'	N 26°53'49" V	12°59'31"
C-28	891.56'	578.87'	300.05'	568.76'	N 51°59'36" V	37°12'04"
C-29	11389.16'	502.73'	251.41'	502.69'	S 87°02'47" E	02°31'45"
C-30	30.00'	27.40'	14.74'	26.46'	N 25°56'44" V	52°19'48"
C-31	60.00'	63.04'	34.78'	60.18'	N 22°00'42" V	60°11'54"
C-32	60.00'	86.01'	52.28'	78.83'	N 49°09'13" E	82°07'54"
C-33	60.00'	149.05'	175.90'	113.57'	S 18°36'56" E	142°19'48"
C-34	30.00'	27.40'	14.74'	26.46'	S 26°23'04" V	52°19'48"
C-35	11389.16'	346.83'	173.43'	346.82'	S 89°10'59" E	01°44'41"
C-36	30.00'	45.03'	27.98'	40.98'	S 42°46'46" E	86°00'15"
C-37	11459.16'	923.00'	461.75'	922.75'	S 87°44'53" E	04°36'54"
C-38	20.00'	123.66'	40.00'	40.00'	S 89°46'10" E	96°00'00"
C-39	120.00'	103.24'	55.05'	100.07'	S 65°25'06" E	12°59'31"
C-40	120.00'	17.52'	8.78'	17.51'	S 03°57'42" E	08°22'03"
C-41	5.50'	17.28'	11.00'	11.00'	N 73°11'56" E	180°00'00"
C-42	5.50'	17.28'	11.00'	11.00'	S 83°38'56" V	180°00'00"
C-43	917.06'	167.26'	83.86'	167.03'	N 11°34'34" V	10°27'00"
C-44	922.56'	168.26'	84.37'	168.03'	N 11°34'34" V	10°27'00"
C-45	928.06'	169.27'	84.87'	169.03'	N 11°34'34" V	10°27'00"
C-46	922.56'	57.03'	28.52'	57.02'	N 04°34'48" V	03°32'31"
C-47	953.56'	246.91'	124.15'	246.22'	S 44°34'12" E	14°50'09"
C-48	922.56'	49.04'	24.52'	49.03'	N 50°27'55" V	03°02'44"
C-49	917.06'	48.74'	24.38'	48.74'	N 50°27'55" V	03°02'44"
C-50	928.06'	49.33'	24.67'	49.32'	S 50°27'55" E	03°02'44"
C-51	5.50'	17.28'	11.00'	11.00'	S 41°03'27" V	180°00'00"

### RESEARCH CENTER NO. 1



REAL POINT OF BEGINNING (INITIAL POINT)  
SET 2" X 36" GALVANIZED PIPE AROUND A 5/8" X 30" IRON PIN WITH PLASTIC CAP

(S. 89°56'20" W)  
(S. 89°56'36" W)  
(M. 02°02'55" S)  
(M. 02°02'55" S)



DEVELOPER:  
BOISE RESEARCH CENTER, INC.  
BOISE, IDAHO  
93-083-03

