

RESEARCH CENTER NO. 4

PLAT SHOWING

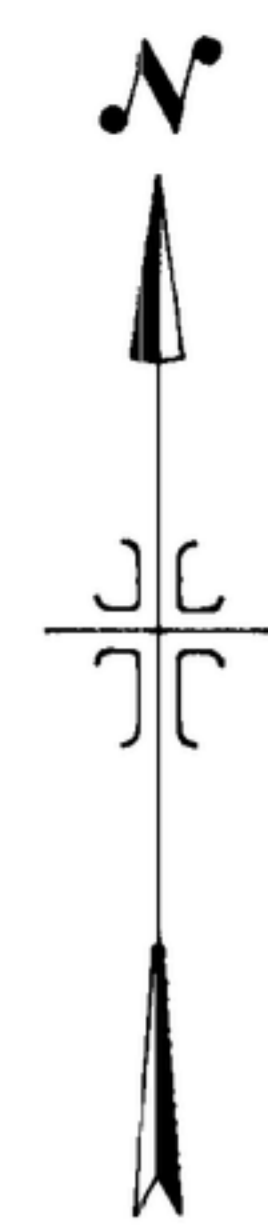
A SUBDIVISION

A RESUBDIVISION OF LOT 3, BLOCK 5, RESEARCH CENTER NO. 2
LOCATED IN THE NE 1/4, NE 1/4, SECTION 28, T.4N., R.1E., B.M.,
BOISE, ADA COUNTY, IDAHO
1995

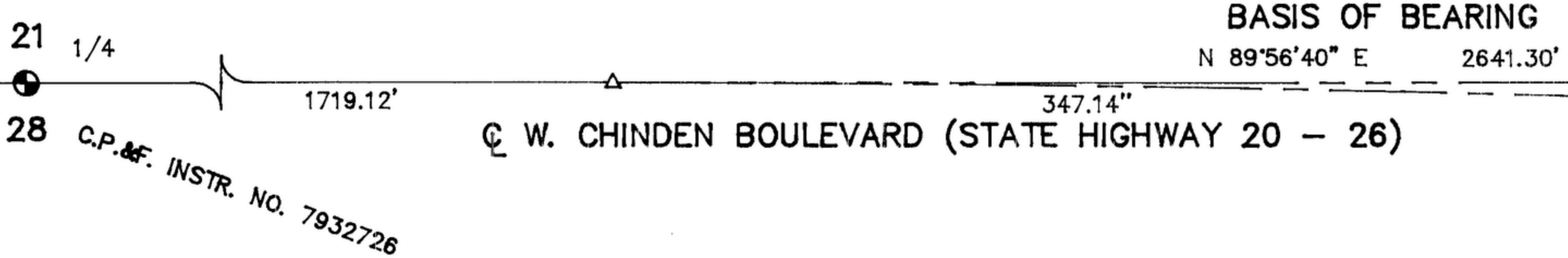
• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

LEGEND

- ⊕ FOUND BRASS CAP
- ⊙ FOUND 5/8" IRON PIN PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- △ CALCULATED POINT
- PROPERTY BOUNDARY
- - - CENTERLINE
- LOT LINE
- - - SECTION LINE
- ⑩ LOT NUMBER
- P.U.F.E. PUBLIC UTILITIES AND FACILITIES EASEMENT (SEE NOTE NO. 7)



SCALE: 1" = 60'

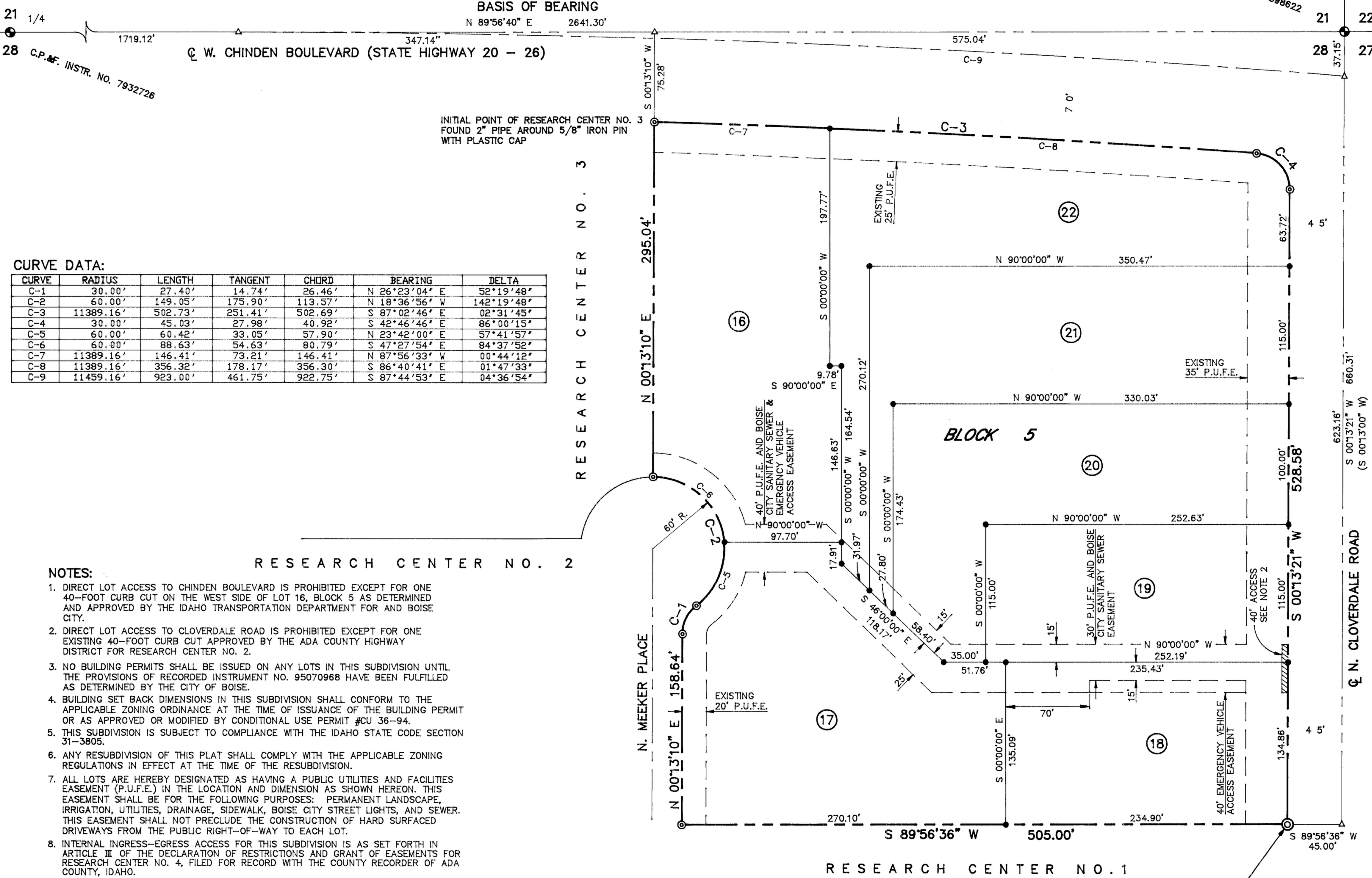


CURVE DATA:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	30.00'	27.40'	14.74'	26.46'	N 26°23'04" E	52°19'48"
C-2	60.00'	149.05'	175.90'	113.57'	N 18°36'56" W	142°19'48"
C-3	11389.16'	502.73'	251.41'	502.69'	S 87°02'46" E	02°31'45"
C-4	30.00'	45.03'	27.98'	40.92'	S 42°46'46" E	86°00'15"
C-5	60.00'	60.42'	33.05'	57.90'	N 23°42'00" E	57°41'57"
C-6	60.00'	88.63'	54.63'	80.79'	S 47°27'54" E	84°37'52"
C-7	11389.16'	146.41'	73.21'	146.41'	N 87°56'33" W	00°44'12"
C-8	11389.16'	356.32'	178.17'	356.30'	S 86°40'41" E	01°47'33"
C-9	11459.16'	923.00'	461.75'	922.75'	S 87°44'53" E	04°36'54"

NOTES:

- DIRECT LOT ACCESS TO CHINDEN BOULEVARD IS PROHIBITED EXCEPT FOR ONE 40-FOOT CURB CUT ON THE WEST SIDE OF LOT 16, BLOCK 5 AS DETERMINED AND APPROVED BY THE IDAHO TRANSPORTATION DEPARTMENT FOR AND BOISE CITY.
- DIRECT LOT ACCESS TO CLOVERDALE ROAD IS PROHIBITED EXCEPT FOR ONE EXISTING 40-FOOT CURB CUT APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT FOR RESEARCH CENTER NO. 2.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 95070968 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 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 #CU 36-94.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO STATE CODE SECTION 31-3805.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- 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, SIDEWALK, BOISE CITY STREET LIGHTS, AND SEWER. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
- INTERNAL INGRESS-EGRESS ACCESS FOR THIS SUBDIVISION IS AS SET FORTH IN ARTICLE III OF THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS FOR RESEARCH CENTER NO. 4, FILED FOR RECORD WITH THE COUNTY RECORDER OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. MEEKER PLACE IS PROHIBITED (EXCEPT FOR ONE SHARED ACCESS PLACED BETWEEN LOT 16 AND 17).
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH CU-36-94.



Handwritten signature

10-19-95

DEVELOPER:
BOISE RESEARCH CENTER, INC.
BOISE, IDAHO
94-219

REAL POINT OF BEGINNING (INITIAL POINT)
FOUND 2" GALVANIZED PIPE AROUND A 5/8" IRON PIN WITH
PLASTIC CAP ACCEPTED AND USED AS INITIAL POINT MONUMENT