

PLAT COPY

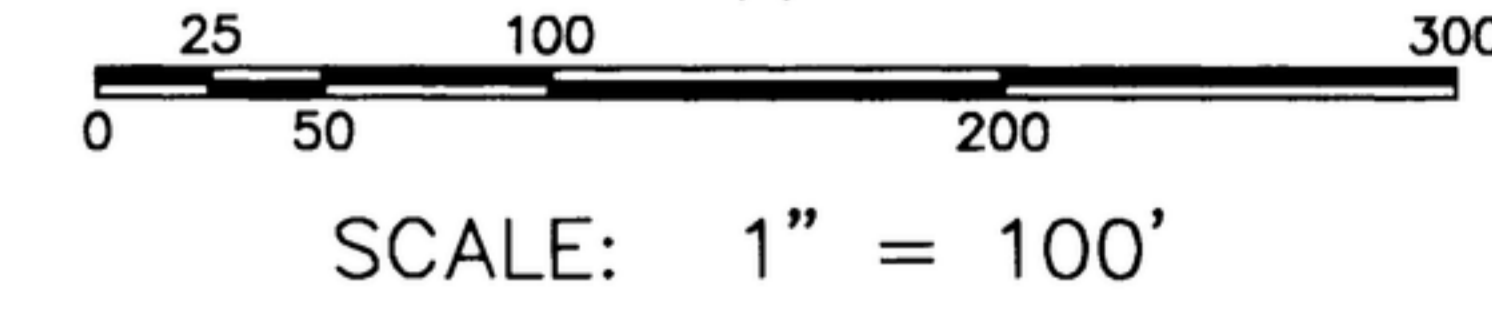
# BOULDER HEIGHTS SUBDIVISION NO. 2

A PORTION OF THE NW1/4, SECTION 19, T.3N., R.3E., B.M., &  
A PORTION OF THE SW1/4, SECTION 18, T.3N., R.3E., B.M.,  
BOISE, ADA COUNTY, IDAHO

1997

OWNER  
**PAUL W. WISE & XYLE C. WISE**

DEVELOPER  
**J.H. WISE & SON, INC.**  
BOISE, IDAHO  
94-091



### LEGEND

- FOUND BRASS OR ALUMINUM CAP
- ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- ⊙ FOUND 5/8" IRON PIN WITH PLASTIC CAP
- FOUND 1/2" IRON PIN
- △ CALCULATED POINT
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, AND DRAINAGE EASEMENT 10' FROM PROPERTY LINE AND OR LOT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- RANGE LINE
- ② LOT NUMBER
- DATA OF RECORD

(N 00°24'31" E 2659.69')

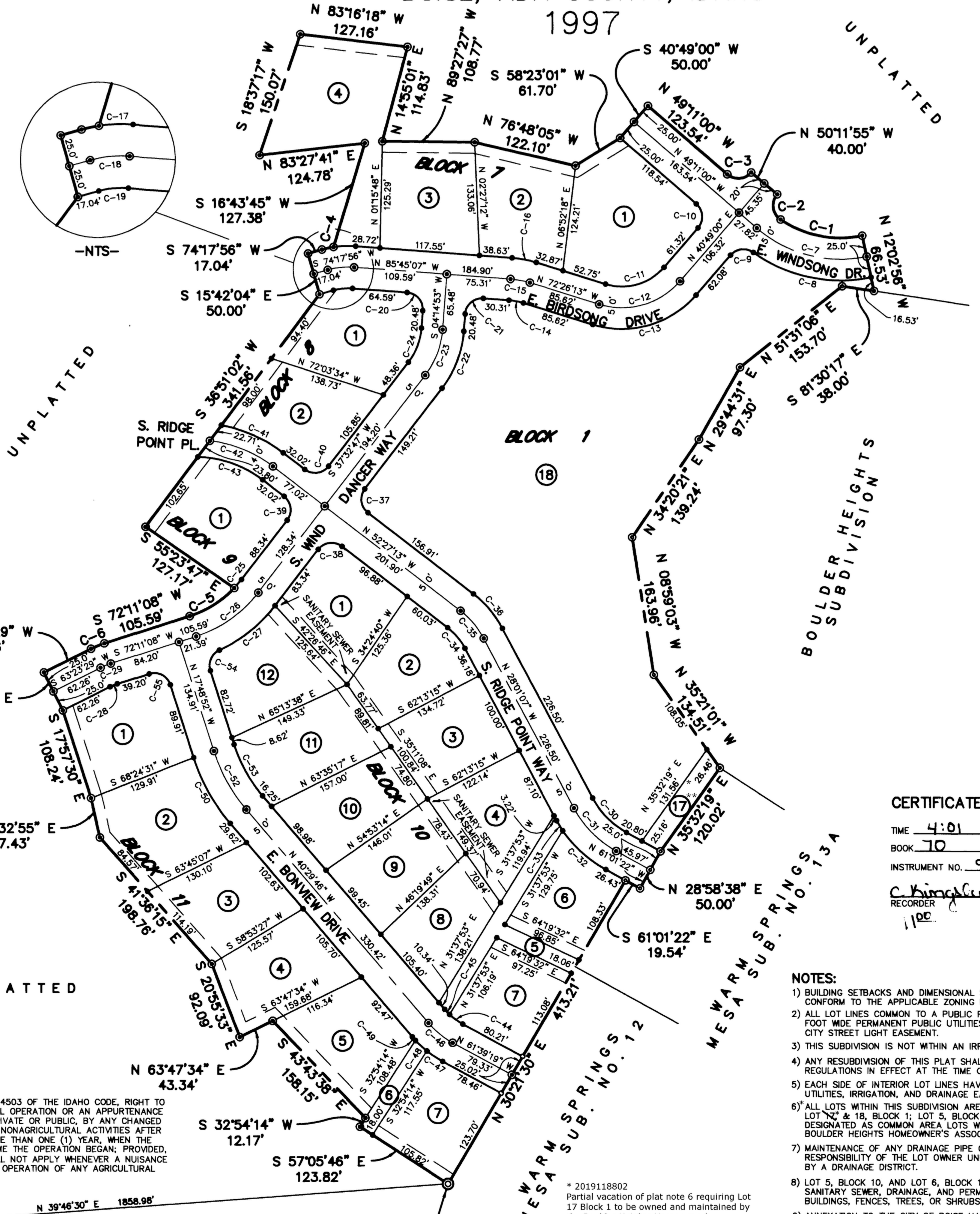
C.P. & INSTR. NO. 8142447  
FOUND ALUMINUM CAP

BASIS OF BEARING  
(PER ROS BK. E. PG. 287)  
(N 00°24'31" E 2659.69')  
(N 00°09'03" E 2659.76')

C.P. & INSTR. NO. 8142459  
FOUND BRASS CAP

**NOTE:**  
THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "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 NONAGRICULTURAL 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 APPURTENANCE TO IT."

**REAL POINT OF BEGINNING (INITIAL POINT)**  
SET 2" X 3/8" GALV. PIPE AROUND A FOUND 5/8" IRON PIN WITH PLASTIC CAP



### CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	125.00'	100.80'	98.09'	N 78°56'48" W	46°12'17"
C-2	20.00'	33.74'	29.88'	N 07°30'50" W	96°39'39"
C-3	20.00'	31.42'	28.28'	S 85°49'00" W	90°00'00"
C-4	115.00'	14.03'	14.02'	S 77°47'35" W	06°59'18"
C-5	125.00'	62.58'	61.92'	S 57°50'39" W	28°40'58"
C-6	110.00'	16.88'	16.87'	S 67°47'18" W	08°47'39"
C-7	150.00'	138.40'	133.54'	S 75°36'58" E	52°51'56"
C-8	175.00'	146.03'	141.83'	S 78°08'36" E	47°48'41"
C-9	20.00'	29.65'	27.01'	N 83°17'22" E	84°56'45"
C-10	20.00'	31.42'	28.28'	N 04°11'00" W	90°00'00"
C-11	65.00'	75.72'	71.51'	N 74°11'23" E	66°44'47"
C-12	90.00'	104.85'	99.02'	N 74°11'23" E	66°44'47"
C-13	115.00'	133.97'	126.52'	N 74°11'23" E	66°44'47"
C-14	75.00'	17.43'	17.39'	N 79°05'40" W	13°18'54"
C-15	100.00'	23.24'	23.19'	N 79°05'40" W	13°18'54"
C-16	125.00'	29.05'	28.98'	S 79°05'40" E	13°18'54"
C-17	115.00'	26.01'	25.96'	N 87°46'03" E	12°57'39"
C-18	90.00'	31.34'	31.18'	N 84°16'25" E	19°56'57"
C-19	65.00'	22.63'	22.52'	S 84°16'25" W	19°56'57"
C-20	20.00'	31.42'	28.28'	S 40°45'07" E	90°00'00"
C-21	20.00'	31.42'	28.28'	N 49°14'53" E	90°00'00"
C-22	125.00'	72.65'	71.63'	S 20°53'50" W	33°17'54"
C-23	100.00'	58.12'	57.30'	N 20°53'50" E	33°17'54"
C-24	75.00'	43.59'	42.98'	N 20°53'50" E	33°17'54"
C-25	125.00'	12.99'	12.99'	S 40°31'28" W	05°57'33"
C-26	150.00'	90.68'	89.31'	N 54°51'57" E	34°39'21"
C-27	175.00'	84.56'	83.74'	N 51°23'19" E	27°41'03"
C-28	60.00'	9.21'	9.20'	S 67°47'18" W	08°47'39"
C-29	85.00'	13.05'	13.03'	N 67°47'18" E	08°47'39"
C-30	100.00'	57.60'	56.81'	S 44°31'14" E	33°00'15"
C-31	125.00'	72.00'	71.01'	S 44°31'14" E	33°00'15"
C-32	150.00'	69.30'	68.69'	S 47°47'15" E	26°28'15"
C-33	150.00'	17.10'	17.10'	N 31°17'07" W	06°32'00"
C-34	75.00'	31.99'	31.74'	S 40°14'10" E	24°26'06"
C-35	100.00'	42.65'	42.32'	S 40°14'10" E	24°26'06"
C-36	125.00'	53.31'	52.91'	S 40°14'10" E	24°26'06"
C-37	20.00'	31.42'	28.28'	S 07°27'13" E	90°00'00"
C-38	20.00'	31.42'	28.28'	N 82°32'47" E	90°00'00"
C-39	20.00'	31.42'	28.28'	S 07°27'13" E	90°00'00"
C-40	20.00'	31.42'	28.28'	S 82°32'47" W	90°00'00"
C-41	170.00'	80.44'	79.69'	N 66°00'35" W	27°06'43"
C-42	150.00'	81.09'	80.11'	S 67°56'27" E	30°58'28"
C-43	130.00'	82.30'	80.93'	S 70°35'21" E	36°16'16"
C-44	75.00'	19.26'	19.21'	N 54°17'58" W	14°42'43"
C-45	75.00'	8.44'	8.43'	N 43°43'11" W	06°26'50"
C-46	100.00'	36.93'	36.72'	S 51°04'33" E	21°09'33"
C-47	125.00'	22.15'	22.12'	S 56°34'43" E	10°09'13"
C-48	125.00'	18.28'	18.27'	N 47°18'42" W	08°22'47"
C-49	125.00'	5.73'	5.73'	S 41°48'36" E	02°37'33"
C-50	225.00'	89.07'	88.49'	S 29°09'19" E	22°40'54"
C-51					
C-52	200.00'	79.17'	78.66'	S 29°09'19" E	22°40'54"
C-53	175.00'	69.28'	68.83'	S 29°09'19" E	22°40'54"
C-54	20.00'	28.99'	26.52'	N 23°42'29" E	83°02'43"
C-55	20.00'	31.42'	28.28'	N 62°48'52" W	90°00'00"

### CERTIFICATE OF COUNTY RECORDER

TIME 4:01 DATE March 06, 1997  
BOOK 70 PAGE 7206-7207  
INSTRUMENT NO. 97011732

RECORDER J. King A. David Navarro  
1100

### CERTIFICATE OF COUNTY SURVEYOR

I, JOHN E. PRIESTER, DO HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THE PLAT COPY OF THIS SUBDIVISION.



JOHN E. PRIESTER, P.E.

### NOTES:

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS OF THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION, AND BOISE CITY STREET LIGHT EASEMENT.
- THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- EACH SIDE OF INTERIOR LOT LINES HAVE A 7.5 FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 17 & 18, BLOCK 1; LOT 5, BLOCK 10, AND LOT 6, BLOCK 11, WHICH ARE DESIGNATED AS COMMON AREA LOTS WHICH ARE OWNED AND MAINTAINED BY THE BOULDER HEIGHTS HOMEOWNER'S ASSOCIATION.
- MAINTENANCE OF ANY DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY A DRAINAGE DISTRICT.
- LOT 5, BLOCK 10, AND LOT 6, BLOCK 11 SHALL BE A BLANKET BOISE CITY SANITARY SEWER, DRAINAGE, AND PERMANENT PUBLIC UTILITIES EASEMENT, NO BUILDINGS, FENCES, TREES, OR SHRUBS SHALL BE ALLOWED WITHIN SAID LOTS.
- ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.
- ROOF COVERING - U.L. CLASS A RATING 30 YEAR MINIMUM LIFE.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 95066301 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.

### MONUMENT CERTIFICATE

I, PAUL W. WISE, HEREBY CERTIFY THAT ALL THE INTERIOR MONUMENTS FOR THIS SUBDIVISION WERE SET AS OF NOVEMBER 9, 1996 IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1331-1333. THE INITIAL PLAT WAS FILED AT THE OFFICE OF THE ADA COUNTY RECORDER IN BOOK 70 OF PLATS AT PAGES 7206 THRU 7207, INSTRUMENT NO. 95083178.



PAUL W. WISE  
CONSULTING ENGINEER  
BOISE, IDAHO

P.L.S. NO. 1254