

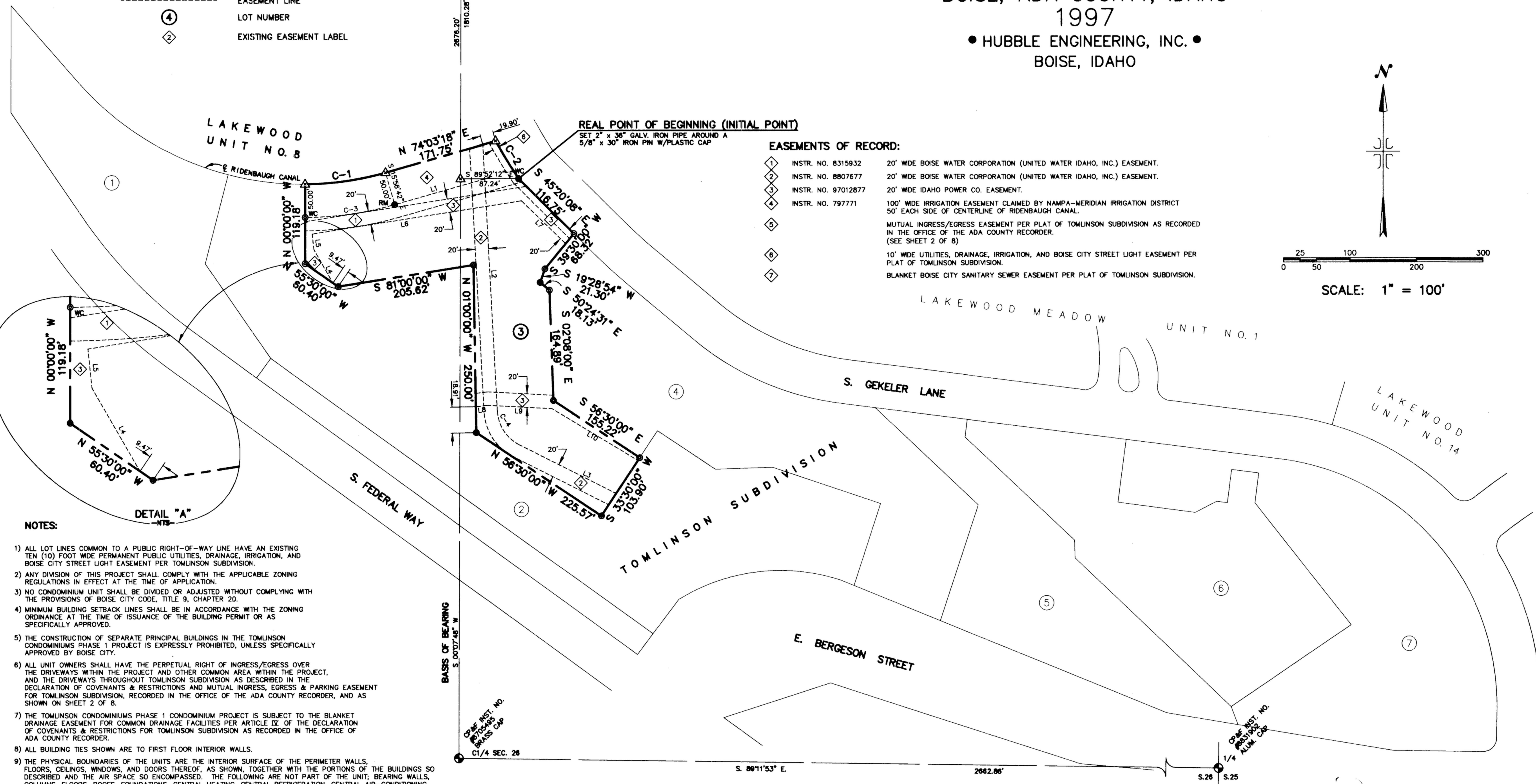
PLAT SHOWING TOMLINSON CONDOMINIUMS PHASE 1

A CONDOMINIUM PROJECT OF LOT 3, BLOCK 1 OF TOMLINSON SUBDIVISION
LOCATED IN
THE SE 1/4 OF THE NW 1/4, AND S 1/2 OF NE 1/4 OF
SECTION 26, T.3N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO
1997

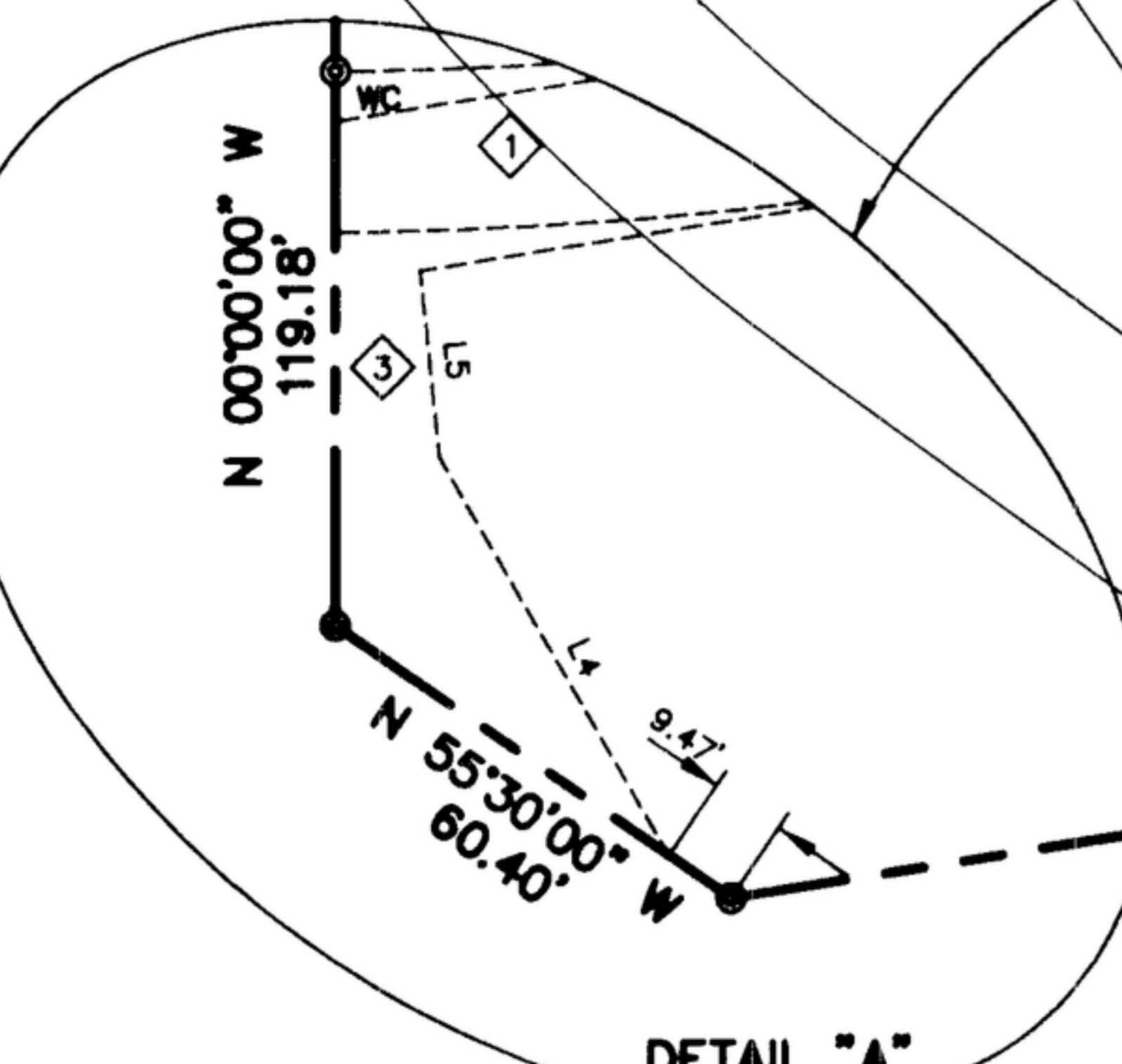
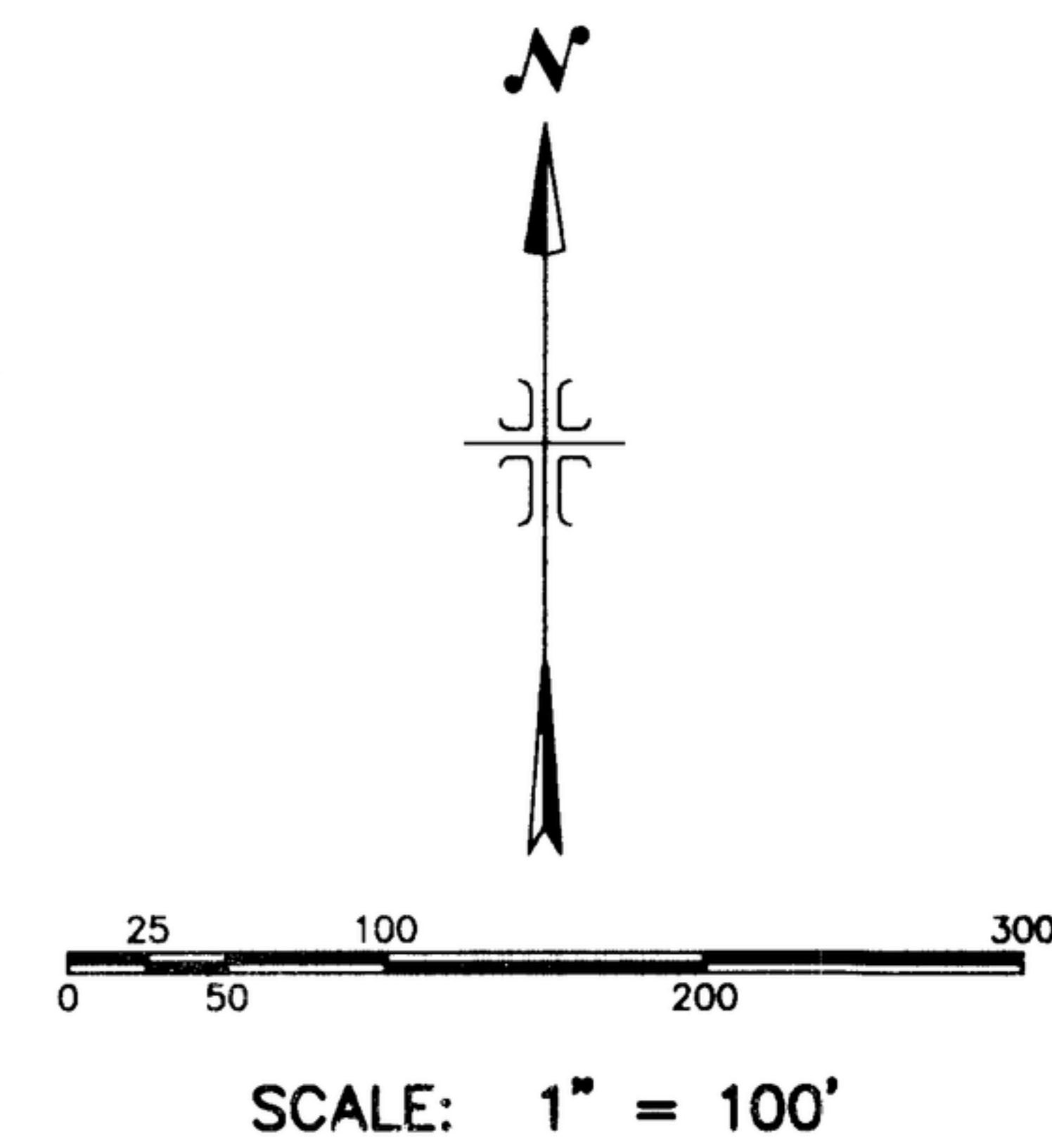
• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

- LEGEND**
- FOUND BRASS OR ALUMINUM CAP
 - FOUND 5/8" IRON PIN, PLS 4431
 - WC WITNESS CORNER
 - RM REFERENCE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - ④ LOT NUMBER
 - ◇ EXISTING EASEMENT LABEL

S.23 1/4
S.26
C&G INST. NO. #022882
NO CAP



- EASEMENTS OF RECORD:**
- ① INSTR. NO. 8315932 20' WIDE BOISE WATER CORPORATION (UNITED WATER IDAHO, INC.) EASEMENT.
 - ② INSTR. NO. 8807677 20' WIDE BOISE WATER CORPORATION (UNITED WATER IDAHO, INC.) EASEMENT.
 - ③ INSTR. NO. 97012877 20' WIDE IDAHO POWER CO. EASEMENT.
 - ④ INSTR. NO. 797771 100' WIDE IRRIGATION EASEMENT CLAIMED BY NAMPA-MERIDIAN IRRIGATION DISTRICT 50' EACH SIDE OF CENTERLINE OF RIDENBAUGH CANAL.
 - ⑤ MUTUAL INGRESS/EGRESS EASEMENT PER PLAT OF TOMLINSON SUBDIVISION AS RECORDED IN THE OFFICE OF THE ADA COUNTY RECORDER. (SEE SHEET 2 OF 8)
 - ⑥ 10' WIDE UTILITIES, DRAINAGE, IRRIGATION, AND BOISE CITY STREET LIGHT EASEMENT PER PLAT OF TOMLINSON SUBDIVISION.
 - ⑦ BLANKET BOISE CITY SANITARY SEWER EASEMENT PER PLAT OF TOMLINSON SUBDIVISION.



- NOTES:**
- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE AN EXISTING TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION, AND BOISE CITY STREET LIGHT EASEMENT PER TOMLINSON SUBDIVISION.
 - 2) ANY DIVISION OF THIS PROJECT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF APPLICATION.
 - 3) NO CONDOMINIUM UNIT SHALL BE DIVIDED OR ADJUSTED WITHOUT COMPLYING WITH THE PROVISIONS OF BOISE CITY CODE, TITLE 9, CHAPTER 20.
 - 4) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
 - 5) THE CONSTRUCTION OF SEPARATE PRINCIPAL BUILDINGS IN THE TOMLINSON CONDOMINIUMS PHASE 1 PROJECT IS EXPRESSLY PROHIBITED, UNLESS SPECIFICALLY APPROVED BY BOISE CITY.
 - 6) ALL UNIT OWNERS SHALL HAVE THE PERPETUAL RIGHT OF INGRESS/EGRESS OVER THE DRIVEWAYS WITHIN THE PROJECT AND OTHER COMMON AREA WITHIN THE PROJECT, AND THE DRIVEWAYS THROUGHOUT TOMLINSON SUBDIVISION AS DESCRIBED IN THE DECLARATION OF COVENANTS & RESTRICTIONS AND MUTUAL INGRESS, EGRESS & PARKING EASEMENT FOR TOMLINSON SUBDIVISION, RECORDED IN THE OFFICE OF THE ADA COUNTY RECORDER, AND AS SHOWN ON SHEET 2 OF 8.
 - 7) THE TOMLINSON CONDOMINIUMS PHASE 1 CONDOMINIUM PROJECT IS SUBJECT TO THE BLANKET DRAINAGE EASEMENT FOR COMMON DRAINAGE FACILITIES PER ARTICLE IX OF THE DECLARATION OF COVENANTS & RESTRICTIONS FOR TOMLINSON SUBDIVISION AS RECORDED IN THE OFFICE OF ADA COUNTY RECORDER.
 - 8) ALL BUILDING TIES SHOWN ARE TO FIRST FLOOR INTERIOR WALLS.
 - 9) THE PHYSICAL BOUNDARIES OF THE UNITS ARE THE INTERIOR SURFACE OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF, AS SHOWN, TOGETHER WITH THE PORTIONS OF THE BUILDINGS SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED. THE FOLLOWING ARE NOT PART OF THE UNIT; BEARING WALLS, COLUMNS, FLOORS, ROOFS, FOUNDATIONS, CENTRAL HEATING, CENTRAL REFRIGERATION, CENTRAL AIR-CONDITIONING EQUIPMENT, RESERVOIRS, TANKS, PUMPS AND OTHER CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. IN INTERPRETING THE DECLARATION, PLAT AND/OR DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE MEETS AND BOUNDS EXPRESSED OR DEPICTED IN THE SAID DECLARATION, PLAT AND/OR DEEDS REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES, SHOWN IN THE SAID DECLARATION, PLAT AND/OR DEEDS AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
 - 10) FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, AND RELATIONSHIPS OF THE UNIT AND COMMON AREA SEE THE CONDOMINIUM DECLARATION FOR TOMLINSON CONDOMINIUMS FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE.
 - 11) THIS CONDOMINIUM PROJECT IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.

LINE TABLE (FOR THIS SHEET ONLY)

LINE	BEARING	DISTANCE
L1	N 74°03'18" E	185.15'
L2	S 03°10'00" E	398.66'
L3	S 63°24'43" E	162.78'
L4	N 30°00'00" W	57.70'
L5	N 06°00'00" W	23.38'
L6	N 81°00'00" E	318.09'
L7	S 46°00'00" E	92.42'
L8	S 84°00'00" W	17.93'
L9	N 87°00'00" W	96.72'
L10	N 59°00'00" W	150.59'

CURVE TABLE (FOR THIS SHEET ONLY)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	450.00'	122.44'	122.06'	N 81°51'00" E	15°35'23"
C-2	799.52'	66.45'	66.43'	S 31°28'21" E	04°45'43"
C-3	500.00'	136.50'	136.07'	N 81°51'34" E	15°38'30"
C-4	60.00'	63.09'	60.22'	S 33°17'21" E	60°14'43"



DEVELOPER:
WOODBINE L.L.C.
BOISE, IDAHO