

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	139.33'	41.24'	41.24'	S66°29'31"W	17°01'12"
C-2	175.00'	68.96'	68.51'	N52°06'09"E	22°34'39"
C-3	100.00'	49.16'	48.67'	S12°31'49"E	28°10'06"
C-4	100.00'	58.59'	57.76'	S74°46'04"W	33°34'19"
C-5	100.00'	62.79'	61.77'	N78°08'28"E	35°58'38"
C-6	100.00'	39.87'	39.61'	N48°43'50"E	22°50'37"
C-7	150.00'	73.18'	72.46'	S38°42'52"E	27°57'12"
C-8	300.00'	128.01'	127.04'	N36°57'43"W	24°26'54"
C-9	150.00'	59.11'	58.73'	S52°06'09"W	22°34'39"
C-10	100.00'	86.80'	84.10'	S59°00'09"E	49°44'08"
C-11	125.00'	49.34'	49.02'	S15°18'27"E	22°36'51"
C-12	20.00'	29.48'	26.88'	N46°13'24"W	84°26'45"
C-13	75.00'	43.95'	43.32'	S74°46'04"W	33°34'19"
C-14	125.00'	18.62'	18.60'	S62°14'57"W	08°32'04"
C-15	125.00'	54.62'	54.19'	S79°02'06"W	25°02'15"
C-16	20.00'	31.42'	28.28'	N46°33'14"E	90°00'00"
C-17	20.00'	29.82'	27.13'	N41°09'29"W	85°25'27"
C-18	20.00'	33.01'	29.39'	S48°50'31"W	94°34'34"
C-19	75.00'	36.87'	36.50'	S12°31'49"E	28°10'06"
C-20	125.00'	13.08'	13.08'	S80°52'19"E	05°59'47"
C-21	125.00'	34.80'	34.68'	S69°53'56"E	15°57'00"
C-22	125.00'	60.63'	60.03'	S48°01'46"E	27°47'21"
C-23	75.00'	65.10'	63.08'	S59°00'09"E	49°44'08"
C-24	75.00'	11.09'	11.09'	N88°06'33"W	8°28'41"
C-25	75.00'	36.00'	35.65'	N73°54'07"E	27°29'57"
C-26	75.00'	29.90'	29.70'	N48°43'50"E	22°50'37"
C-27	20.00'	31.42'	28.28'	N07°41'28"W	90°00'00"
C-28	20.00'	31.42'	28.28'	S82°18'32"W	90°00'00"
C-29	125.00'	49.84'	49.51'	N48°43'50"E	22°50'37"
C-30	125.00'	37.31'	37.17'	N68°42'10"E	17°06'01"
C-31	125.00'	41.18'	41.00'	N86°41'29"E	18°52'37"
C-32	175.00'	78.38'	77.72'	S37°34'06"E	25°39'41"
C-33	275.00'	11.02'	11.02'	N25°53'07"W	02°17'42"
C-34	275.00'	106.32'	105.67'	N38°06'34"W	22°09'12"
C-35	20.00'	31.42'	28.28'	S04°11'10"E	90°00'00"
C-36	325.00'	24.96'	24.95'	N46°59'10"W	04°24'00"
C-37	325.00'	92.27'	91.96'	N36°39'09"W	16°18'02"
C-38	325.00'	21.45'	21.44'	N26°37'42"W	03°46'52"
C-39	125.00'	60.98'	60.38'	S38°42'52"E	27°57'12"
C-40	20.00'	31.42'	28.28'	N85°48'50"E	90°00'00"
C-41	125.00'	9.95'	9.95'	S43°05'39"W	04°33'38"
C-42	125.00'	39.31'	39.15'	S54°22'58"W	18°01'01"
C-43	175.00'	7.00'	7.00'	N51°32'42"W	2°17'31"
C-44	125.00'	108.51'	105.13'	S59°00'09"E	49°44'08"
C-45	125.00'	73.24'	72.20'	N74°46'04"E	33°34'19"
C-46	125.00'	78.49'	77.21'	N78°08'28"E	35°58'38"
C-47	75.00'	47.09'	46.32'	N78°08'28"E	35°58'38"
C-48	175.00'	85.38'	84.53'	S38°42'52"E	27°57'12"
C-49	275.00'	117.34'	116.46'	S36°57'43"E	24°26'54"
C-50	325.00'	138.68'	137.63'	S36°57'43"E	24°26'54"
C-51	125.00'	49.26'	48.94'	N52°06'09"E	22°34'39"

PLAT COPY
BOULDER HEIGHTS SUBDIVISION NO.3

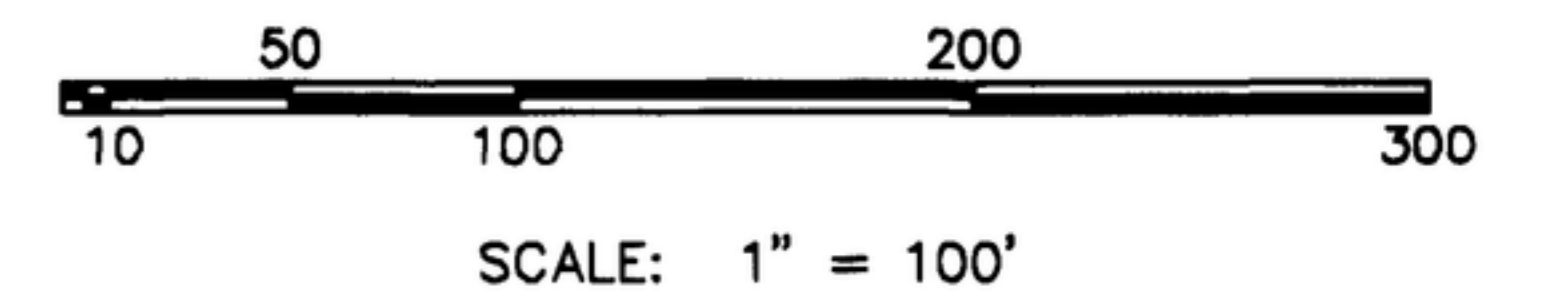
A PORTION OF
THE NW 1/4 SECTION 19 T.3N, R.3E, B.M.
ADA COUNTY, IDAHO

1998

CERTIFICATE OF COUNTY SURVEYOR

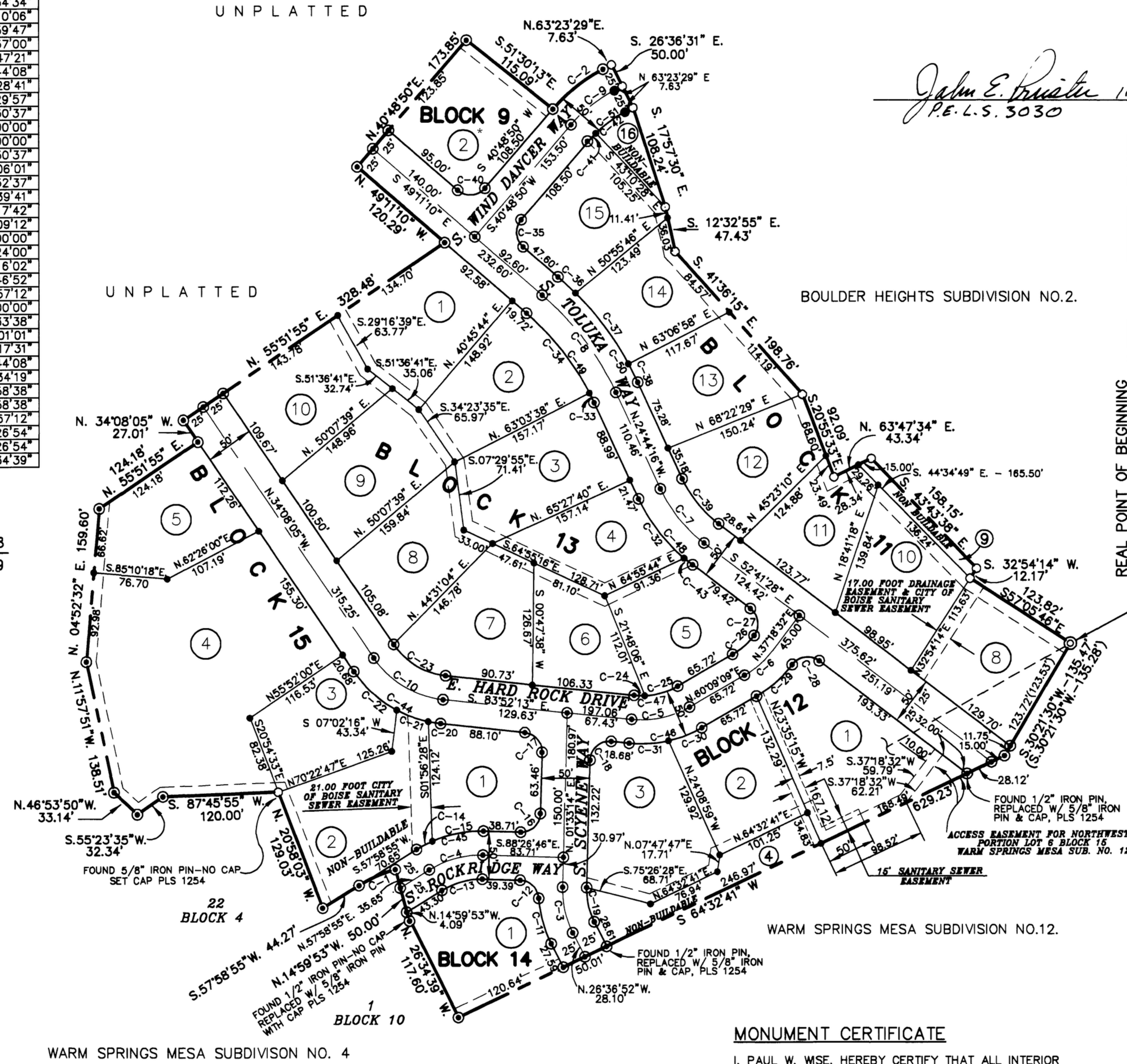
I, John E. Priestler, DO HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THE PLAT COPY OF THIS SUBDIVISION.

John E. Priestler 11/6/98
P.E.L.S. 3030



LEGEND

- FOUND BRASS OR ALUMINUM CAP
- ⊙ SET 5/8"x30" IRON PIN WITH PLASTIC CAP PLS 1254
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP, PLS 1254
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 1254 PER BOULDER HEIGHTS SUBDIVISION NO.2 UNLESS OTHERWISE NOTED.
- FOUND 1/2" IRON PIN AS NOTED.
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, AND DRAINAGE EASEMENT 12' FROM PROPERTY LINE AND / OR LOT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ② LOT NUMBER
- (N 00°24'31" E 2659.69')
- DATA OF RECORD PER WARM SPRINGS MESA SUBDIVISION NO. 12, UNLESS OTHERWISE NOTED.



NOTES:

- 1) BUILDING SETBACKS AND DIMENSIONAL STANDARDS OF THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
- 2) 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.
- 3) EACH SIDE OF INTERIOR LOT LINES HAVE A 7.5 FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT. ALL REAR LOT LINES HAVE A 10 FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT.
- 4) THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT.
- 5) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 6) ALL LOTS ARE DESIGNATED FOR SINGLE FAMILY DWELLINGS, EXCEPT THE FOLLOWING: LOT 2, BLOCK 15, WHICH IS DESIGNATED AS A NON-BUILDABLE COMMON AREA LOT AND ADA COUNTY HIGHWAY DISTRICT STORM DRAIN EASEMENT WHICH IS TO BE OWNED AND MAINTAINED BY THE BOULDER HEIGHTS NO.2 HOMEOWNERS ASSOCIATION. LOT 4 IN BLOCK 12 IS DESIGNATED AS A NON-BUILDABLE LOT OWNED AND MAINTAINED BY THE DEVELOPER, J.H. WISE & SON INC. LOT 16, IN BLOCK 11 IS DESIGNATED AS A NON-BUILDABLE LOT OWNED AND MAINTAINED BY THE DEVELOPER, J.H. WISE & SON, INC. LOT 9 IN BLOCK 11 IS DESIGNATED AS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 5, BLOCK 11, BOULDER HEIGHTS SUBDIVISION NO.2, RECORDED IN BOOK 70 OF PLATS AT PAGES 7206 AND 7207, RECORDS OF ADA COUNTY, IDAHO.
- 7) 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.
- 8) ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.
- 9) ROOF COVERING SHALL BE U.L. CLASS A RATING 30 YEAR MINIMUM LIFE.
- 10) 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."
- 11) THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 29 AND APPENDIX CHAPTER 70 OF THE UNIFORM BUILDING CODE AS REGULATED BY THE BOISE CITY BUILDING DEPARTMENT.
- 12) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 97076041 HAVE BEEN FULFILLED AS DETERMINED BY CITY OF BOISE.

MONUMENT CERTIFICATE

I, PAUL W. WISE, HEREBY CERTIFY THAT ALL INTERIOR MONUMENTS FOR THIS SUBDIVISION WERE SET AS OF NOVEMBER 2, 1998 IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1331-1333. THE INITIAL PLAT WAS FILED NOVEMBER 20, 1997 AT THE OFFICE OF THE ADA COUNTY RECORDER IN BOOK 75 OF PLATS AT PAGES 7757 THRU 7758, INSTRUMENT NO. 97096706.

PAUL W. WISE
P.L.S. NO. 1254

* 2023012220
Vacation of a ten-foot wide permanent public utilities, property drainage and irrigation easement on Lot 2 Block 9

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

UNPLATTED

(N 00°24'31" E 2659.69')
(PER ROS BK. E, PG. 287)
BASIS OF BEARING
N 00°08'03" E 2659.76'

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

24 619

WARM SPRINGS MESA SUBDIVISION NO. 4

INST. NO. 98110247

STATE OF IDAHO, COUNTY OF ADA, SS.
FILED FOR RECORD AT THE REQUEST OF J.H. WISE & SON INC.
18 MIN. PAST 9 O'CLOCK A M. THIS 17 DAY OF NOV, 1998
J. DAVID NAVARRO, RECORDER

BY *C. Manowari* DEPUTY
FEE \$ 11.00