

PLAT SHOWING

# TOMLINSON CONDOMINIUMS PHASE 2

A CONDOMINIUM PROJECT OF LOT 3 AND A PORTION OF LOT 2,  
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  
1998

• HUBBLE ENGINEERING, INC. •  
BOISE, IDAHO

### LEGEND

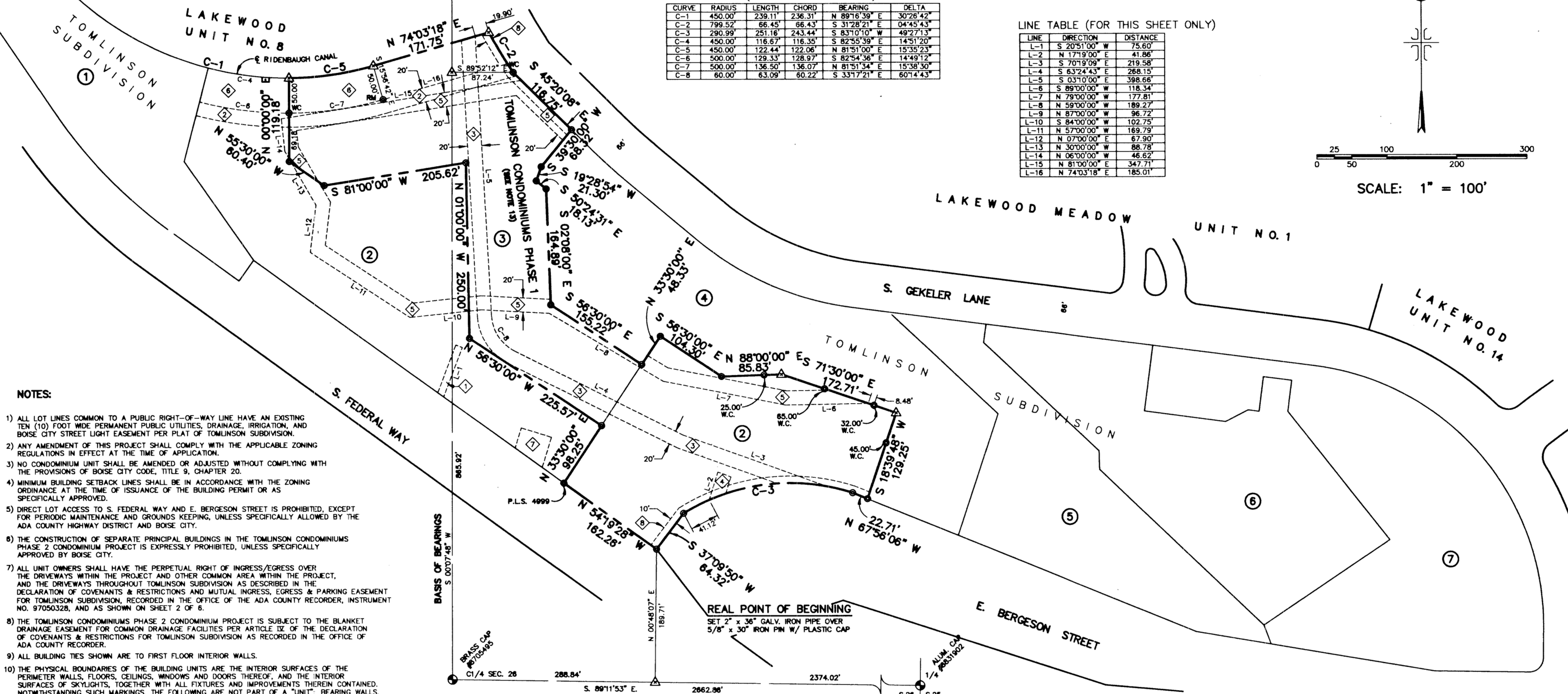
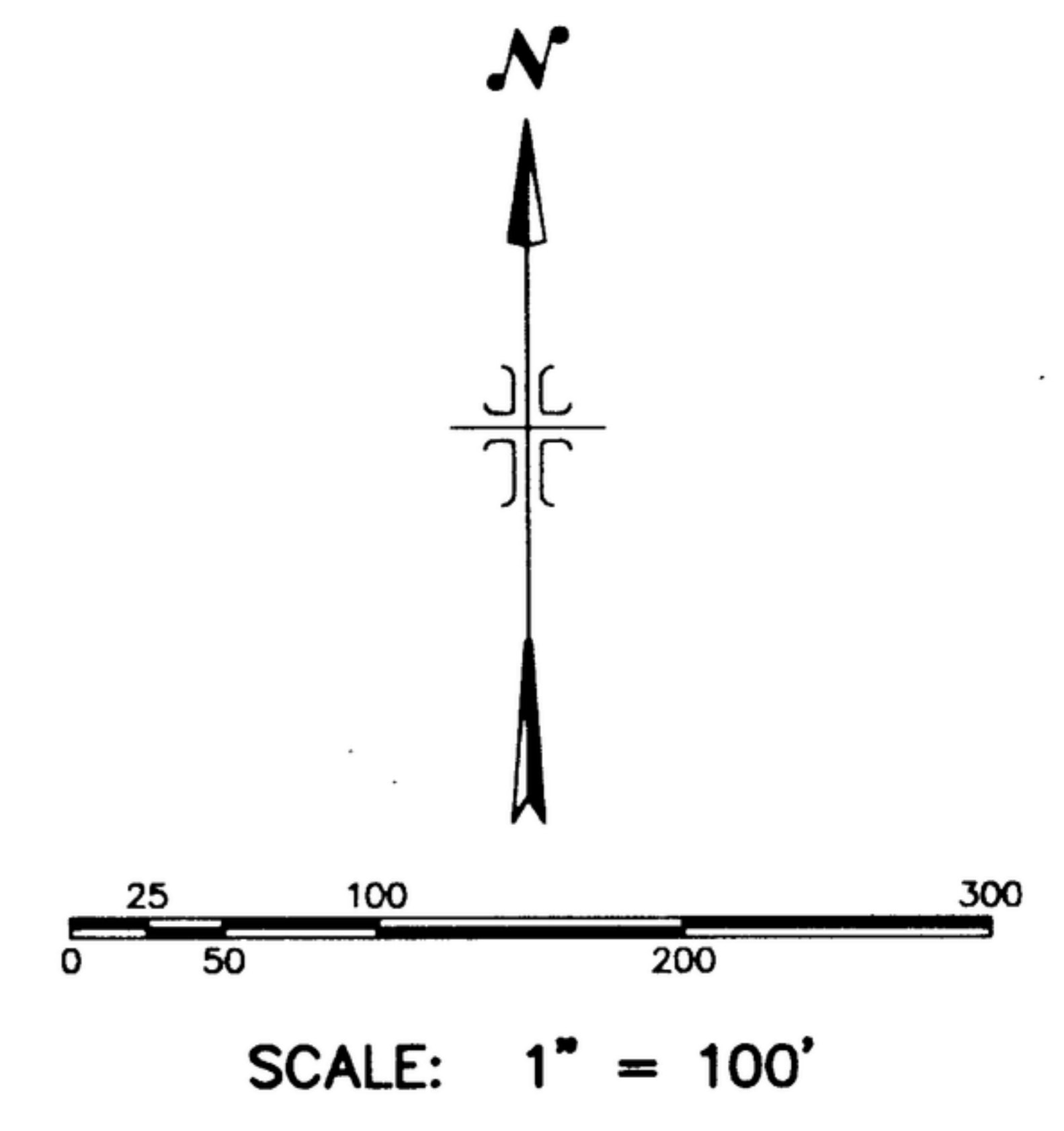
- FOUND BRASS OR ALUMINUM CAP
- FOUND 5/8" IRON PIN, (PLS 4431 UNLESS OTHERWISE SHOWN)
- WC WITNESS CORNER
- △ CALCULATED POINT
- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- ④ LOT NUMBER
- ◇ EXISTING EASEMENT LABEL

### CURVE TABLE (FOR THIS SHEET ONLY)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	450.00'	239.11'	236.31'	N 89°16'39" E	30°26'42"
C-2	799.52'	66.45'	66.43'	S 31°28'21" E	04°45'43"
C-3	290.99'	251.16'	243.44'	S 83°10'10" W	49°27'13"
C-4	450.00'	116.67'	116.35'	S 82°55'39" E	14°51'20"
C-5	450.00'	122.44'	122.06'	N 81°51'00" E	15°35'23"
C-6	500.00'	129.33'	128.97'	S 82°54'36" E	14°49'12"
C-7	500.00'	136.50'	136.07'	N 81°51'34" E	15°38'50"
C-8	60.00'	63.09'	60.22'	S 33°17'21" E	60°14'43"

### LINE TABLE (FOR THIS SHEET ONLY)

LINE	DIRECTION	DISTANCE
L-1	S 20°51'00" W	75.60'
L-2	N 17°19'00" E	41.86'
L-3	S 70°19'09" E	219.58'
L-4	S 63°24'43" E	268.15'
L-5	S 03°10'00" E	398.66'
L-6	S 89°00'00" W	118.34'
L-7	N 79°00'00" W	177.81'
L-8	N 59°00'00" W	189.27'
L-9	N 87°00'00" W	96.72'
L-10	S 84°00'00" W	102.75'
L-11	N 57°00'00" W	189.79'
L-12	N 07°00'00" E	87.90'
L-13	N 30°00'00" W	88.78'
L-14	N 06°00'00" W	46.62'
L-15	N 81°00'00" E	347.71'
L-16	N 74°03'18" E	185.01'



### 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 PLAT OF TOMLINSON SUBDIVISION.
- 2) ANY AMENDMENT OF THIS PROJECT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF APPLICATION.
- 3) NO CONDOMINIUM UNIT SHALL BE AMENDED 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) DIRECT LOT ACCESS TO S. FEDERAL WAY AND E. BERGESON STREET IS PROHIBITED, EXCEPT FOR PERIODIC MAINTENANCE AND GROUNDS KEEPING, UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
- 6) THE CONSTRUCTION OF SEPARATE PRINCIPAL BUILDINGS IN THE TOMLINSON CONDOMINIUMS PHASE 2 CONDOMINIUM PROJECT IS EXPRESSLY PROHIBITED, UNLESS SPECIFICALLY APPROVED BY BOISE CITY.
- 7) 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, INSTRUMENT NO. 97050328, AND AS SHOWN ON SHEET 2 OF 6.
- 8) THE TOMLINSON CONDOMINIUMS PHASE 2 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.
- 9) ALL BUILDING TIES SHOWN ARE TO FIRST FLOOR INTERIOR WALLS.
- 10) THE PHYSICAL BOUNDARIES OF THE BUILDING UNITS ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF, AND THE INTERIOR SURFACES OF SKYLIGHTS, TOGETHER WITH ALL FIXTURES AND IMPROVEMENTS THEREIN CONTAINED. NOTWITHSTANDING SUCH MARKINGS, THE FOLLOWING ARE NOT PART OF A "UNIT": BEARING WALLS, COLUMNS, FLOORS, AND ROOFS (EXCEPT FOR THE INTERIOR SURFACE THEREOF, OF A PERIMETER WALL, FLOOR OR CEILING), FOUNDATIONS, CENTRAL HEATING SYSTEMS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT, PIPES, VENTS, DUCTS, FLUES, CHUTES, CONDUITS, WIRES (EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT), THE INTERIOR SURFACES OF A PERIMETER WINDOW OR DOOR MEANS AT THE POINTS AT WHICH SUCH SURFACES ARE LOCATED WHEN SUCH SURFACES ARE CLOSED; THE PHYSICAL WINDOWS AND DOORS THEMSELVES ARE PART OF THE COMMON AREA AS HEREIN DEFINED.
- 11) FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, AND RELATIONSHIPS OF THE UNIT AND COMMON AREA SEE THE CONDOMINIUM DECLARATION FOR TOMLINSON CONDOMINIUMS, INSTRUMENT NO. 97050331, AND 1ST AMENDMENT RECORDED AS INSTRUMENT NO. 9707124, AND NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION, INSTRUMENT NO. 97072940 FILED FOR RECORD AT THE ADA COUNTY RECORDERS OFFICE.
- 12) THIS CONDOMINIUM PROJECT IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 13) TOMLINSON CONDOMINIUMS PHASE 2 PROJECT BOUNDARY INCLUDES TOMLINSON CONDOMINIUMS PHASE 1. FOR DETAILED LOCATION OF BUILDINGS AND UNITS IN TOMLINSON CONDOMINIUMS PHASE 1, SEE THE RECORDED CONDOMINIUM PLAT FILED IN BOOK 74 OF PLATS, PAGES 7832 THROUGH 7839 RECORDS OF ADA COUNTY, IDAHO.

### EASEMENTS OF RECORD:

- ① INSTR. NO. 868683 10' WIDE MNT. STATES TELEPHONE AND TELEGRAPH CO. EASEMENT.
- ② INSTR. NO. 8315932 20' WIDE BOISE WATER CORPORATION (UNITED WATER IDAHO, INC.) EASEMENT.
- ③ INSTR. NO. 8807677 20' WIDE BOISE WATER CORPORATION (UNITED WATER IDAHO, INC.) EASEMENT.
- ④ INSTR. NO. 8907829 20' WIDE INTERMOUNTAIN GAS CO. EASEMENT.
- ⑤ INSTR. NO. 97012877 20' WIDE IDAHO POWER CO. EASEMENT.
- ⑥ INSTR. NO. 797771 100' WIDE IRRIGATION EASEMENT CLAIMED BY NAMPA-MERIDIAN IRRIGATION DISTRICT 50' EACH SIDE OF CENTERLINE OF RIDENBAUGH CANAL.
- ⑦ INSTR. NO. 598901 30' WIDE INTERMOUNTAIN GAS CO. EASEMENT. (UNABLE TO LOCATE WITH CERTAINTY, APPROX. LOCATION SHOWN.)
- ⑧ INSTR. NO. 97049900 PUBLIC UTILITIES, IRRIGATION, DRAINAGE, AND BOISE CITY STREET LIGHT EASEMENT. PER THE PLAT OF TOMLINSON SUBDIVISION.
- ⑨ INSTR. NO. 97049900 MUTUAL INGRESS/EGRESS EASEMENT PER PLAT OF TOMLINSON SUBDIVISION. (SEE SHEET 2 OF 6)
- ⑩ INSTR. NO. 97049900 BLANKET BOISE CITY SANITARY SEWER OPERATION & MAINTENANCE EASEMENT PER PLAT OF TOMLINSON SUBDIVISION.

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