

188 6921

Alder Point No. 1 Subdivision

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, T. 4N., R. 1E., B.M., ADA COUNTY, IDAHO.

NOTES

1994

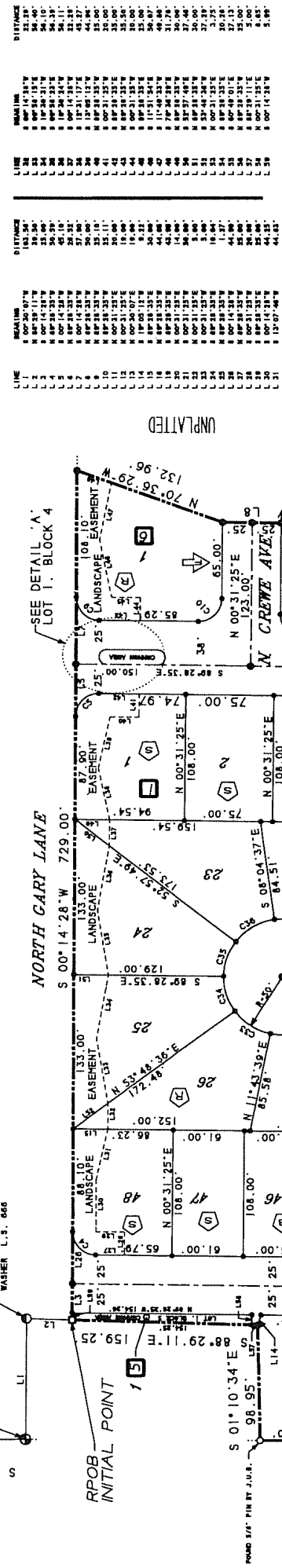
- 1. A 10' WIDE PUBLIC UTILITY, DRAINAGE, IRRIGATION AND ROISE CITY STREET LIGHT EASEMENT IS HEREBY RESERVED ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS. A 3' FOOT WIDE PERMANENT PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT IS HEREBY RESERVED ALONG AND ADJACENT TO ALL OTHER LOT LINES.
- 2. A PERPETUAL IN-KINET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY RESERVED ON LOT 1, BLOCK 4 AND LOT 1, BLOCK 5.
- 3. THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF IDAHO CODE 3-3-3005 RELATING TO IRRIGATION WATER AND RIGHTS.
- 4. BUILDING SETBACKS INCLUDING REGULATIONS AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- 5. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 6. LOT 1, BLOCK 4 AND LOT 1, BLOCK 5 ARE HEREBY DESIGNATED AS COMMON AREA FOR THE SPECIFIC PURPOSES SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE COMMON AREA SHALL BE BOUND BY THE LOT LINES OF LOT 1, BLOCK 4 AND LOT 1, BLOCK 5 AND SHALL RUN WITH THE LAND.
- 7. THE ADA COUNTY DRAINAGE DISTRICT NO. 2 EASEMENT IS EXCLUSIVE, AND SHALL NOT BE ENCRUMBED UPON EXCEPT THROUGH PERMIT FROM SAID DISTRICT.
- 8. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION, DEFINE THE RIGHTS AND RESPONSIBILITIES OF SOLAR AND SHADE RESTRICTED LOTS SHOWN HEREON.

- 9. DIRECT LOT ACCESS TO NORTH GARY LANE IS PROHIBITED.
- 10. LOT 19, BLOCK 7 IS DEDICATED TO THE CITY OF BOISE FOR MAINTENANCE AND MAINTENANCE OF A WALKWAY AND EMERGENCY ACCESS.
- 11. THE EASEMENT FOR DRAINAGE DISTRICT NO. 2 HAS BEEN RESERVED UNDER INSTRUMENT NO. 84008905.
- 12. SOLAR DESIGNATIONS ARE AS DEFINED BY THE BOISE CITY SUBDIVISION ORDINANCE (BOISE CITY CODE).

- FOUND 5/8" IRON PIN WITH PLASTIC CAP L.S. 666
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP L.S. 666
- ▽ SET 1/2" x 24" IRON PIN WITH PLASTIC CAP L.S. 666
- FOUND 5/8" IRON PIN L.S. 2824
- FOUND 1/2" IRON PIN L.S. 2824
- FOUND BRASS CAP
- SUBDIVISION BOUNDARY LINE
- - - EASEMENT LINE AS NOTED
- - - PUBLIC UTILITY EASEMENT LINE
- - - STREET CENTERLINE
- DENOTES SOLAR ACCESS LOT
- DENOTES SHADE RESTRICTED LOT
- DENOTES BOTH A SOLAR ACCESS AND SHADE RESTRICTED LOT.
- DENOTES FRONT LOT LINE



FOUR SEASONS SUBDIVISION
RIGGS SUBDIVISION

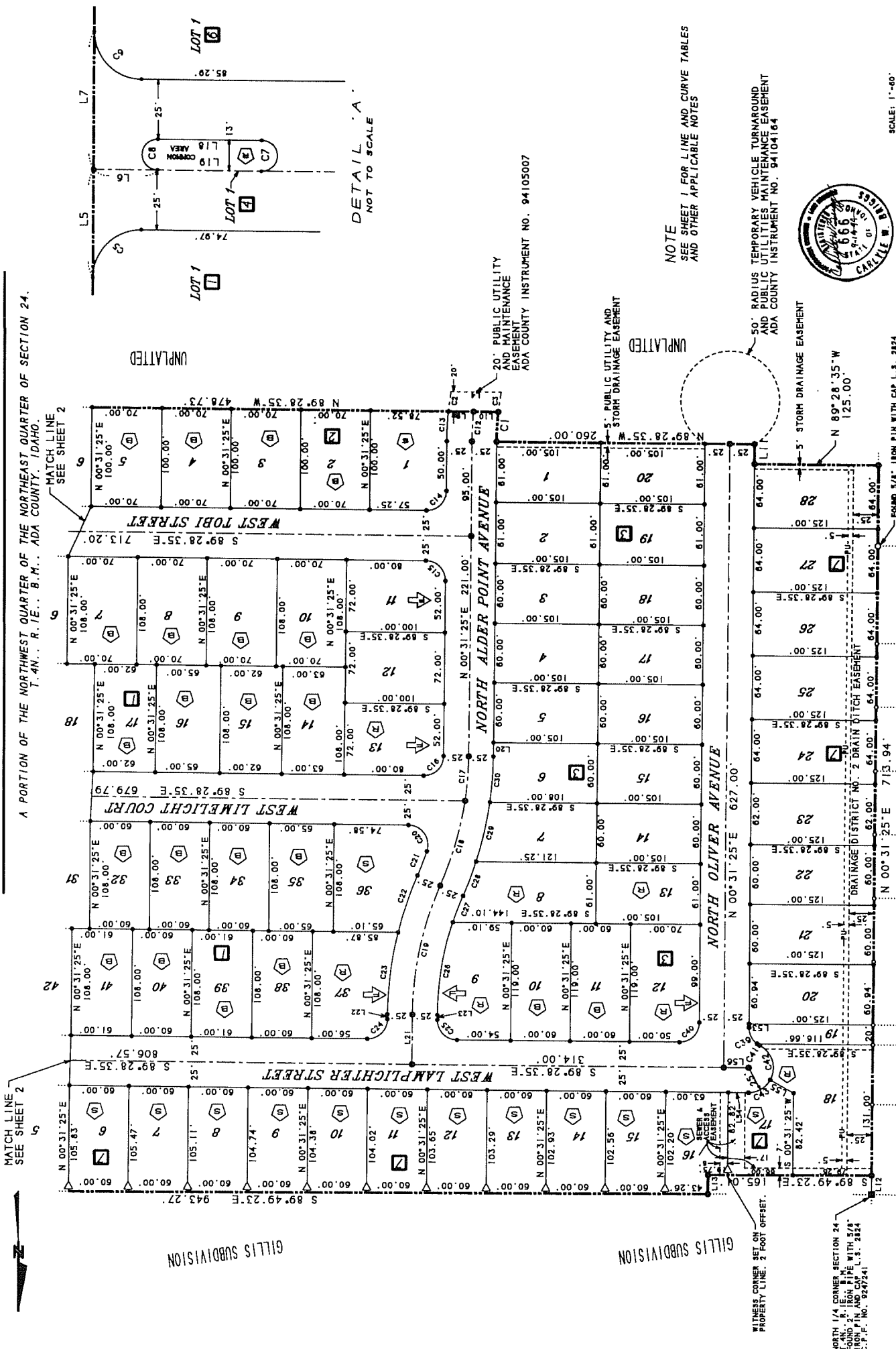


LINE	BEARING	DISTANCE	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L 1	N 00° 31' 25" E	108.00	L 1	S 89° 49' 23" E	943.27	L 1	N 00° 31' 25" E	108.00
L 2	N 00° 31' 25" E	108.00	L 2	S 89° 49' 23" E	943.27	L 2	N 00° 31' 25" E	108.00
L 3	N 00° 31' 25" E	108.00	L 3	S 89° 49' 23" E	943.27	L 3	N 00° 31' 25" E	108.00
L 4	N 00° 31' 25" E	108.00	L 4	S 89° 49' 23" E	943.27	L 4	N 00° 31' 25" E	108.00
L 5	N 00° 31' 25" E	108.00	L 5	S 89° 49' 23" E	943.27	L 5	N 00° 31' 25" E	108.00
L 6	N 00° 31' 25" E	108.00	L 6	S 89° 49' 23" E	943.27	L 6	N 00° 31' 25" E	108.00
L 7	N 00° 31' 25" E	108.00	L 7	S 89° 49' 23" E	943.27	L 7	N 00° 31' 25" E	108.00
L 8	N 00° 31' 25" E	108.00	L 8	S 89° 49' 23" E	943.27	L 8	N 00° 31' 25" E	108.00
L 9	N 00° 31' 25" E	108.00	L 9	S 89° 49' 23" E	943.27	L 9	N 00° 31' 25" E	108.00
L 10	N 00° 31' 25" E	108.00	L 10	S 89° 49' 23" E	943.27	L 10	N 00° 31' 25" E	108.00
L 11	N 00° 31' 25" E	108.00	L 11	S 89° 49' 23" E	943.27	L 11	N 00° 31' 25" E	108.00
L 12	N 00° 31' 25" E	108.00	L 12	S 89° 49' 23" E	943.27	L 12	N 00° 31' 25" E	108.00
L 13	N 00° 31' 25" E	108.00	L 13	S 89° 49' 23" E	943.27	L 13	N 00° 31' 25" E	108.00
L 14	N 00° 31' 25" E	108.00	L 14	S 89° 49' 23" E	943.27	L 14	N 00° 31' 25" E	108.00
L 15	N 00° 31' 25" E	108.00	L 15	S 89° 49' 23" E	943.27	L 15	N 00° 31' 25" E	108.00
L 16	N 00° 31' 25" E	108.00	L 16	S 89° 49' 23" E	943.27	L 16	N 00° 31' 25" E	108.00
L 17	N 00° 31' 25" E	108.00	L 17	S 89° 49' 23" E	943.27	L 17	N 00° 31' 25" E	108.00
L 18	N 00° 31' 25" E	108.00	L 18	S 89° 49' 23" E	943.27	L 18	N 00° 31' 25" E	108.00
L 19	N 00° 31' 25" E	108.00	L 19	S 89° 49' 23" E	943.27	L 19	N 00° 31' 25" E	108.00
L 20	N 00° 31' 25" E	108.00	L 20	S 89° 49' 23" E	943.27	L 20	N 00° 31' 25" E	108.00
L 21	N 00° 31' 25" E	108.00	L 21	S 89° 49' 23" E	943.27	L 21	N 00° 31' 25" E	108.00
L 22	N 00° 31' 25" E	108.00	L 22	S 89° 49' 23" E	943.27	L 22	N 00° 31' 25" E	108.00
L 23	N 00° 31' 25" E	108.00	L 23	S 89° 49' 23" E	943.27	L 23	N 00° 31' 25" E	108.00
L 24	N 00° 31' 25" E	108.00	L 24	S 89° 49' 23" E	943.27	L 24	N 00° 31' 25" E	108.00
L 25	N 00° 31' 25" E	108.00	L 25	S 89° 49' 23" E	943.27	L 25	N 00° 31' 25" E	108.00
L 26	N 00° 31' 25" E	108.00	L 26	S 89° 49' 23" E	943.27	L 26	N 00° 31' 25" E	108.00
L 27	N 00° 31' 25" E	108.00	L 27	S 89° 49' 23" E	943.27	L 27	N 00° 31' 25" E	108.00
L 28	N 00° 31' 25" E	108.00	L 28	S 89° 49' 23" E	943.27	L 28	N 00° 31' 25" E	108.00
L 29	N 00° 31' 25" E	108.00	L 29	S 89° 49' 23" E	943.27	L 29	N 00° 31' 25" E	108.00
L 30	N 00° 31' 25" E	108.00	L 30	S 89° 49' 23" E	943.27	L 30	N 00° 31' 25" E	108.00
L 31	N 00° 31' 25" E	108.00	L 31	S 89° 49' 23" E	943.27	L 31	N 00° 31' 25" E	108.00
L 32	N 00° 31' 25" E	108.00	L 32	S 89° 49' 23" E	943.27	L 32	N 00° 31' 25" E	108.00
L 33	N 00° 31' 25" E	108.00	L 33	S 89° 49' 23" E	943.27	L 33	N 00° 31' 25" E	108.00
L 34	N 00° 31' 25" E	108.00	L 34	S 89° 49' 23" E	943.27	L 34	N 00° 31' 25" E	108.00
L 35	N 00° 31' 25" E	108.00	L 35	S 89° 49' 23" E	943.27	L 35	N 00° 31' 25" E	108.00
L 36	N 00° 31' 25" E	108.00	L 36	S 89° 49' 23" E	943.27	L 36	N 00° 31' 25" E	108.00
L 37	N 00° 31' 25" E	108.00	L 37	S 89° 49' 23" E	943.27	L 37	N 00° 31' 25" E	108.00
L 38	N 00° 31' 25" E	108.00	L 38	S 89° 49' 23" E	943.27	L 38	N 00° 31' 25" E	108.00
L 39	N 00° 31' 25" E	108.00	L 39	S 89° 49' 23" E	943.27	L 39	N 00° 31' 25" E	108.00
L 40	N 00° 31' 25" E	108.00	L 40	S 89° 49' 23" E	943.27	L 40	N 00° 31' 25" E	108.00
L 41	N 00° 31' 25" E	108.00	L 41	S 89° 49' 23" E	943.27	L 41	N 00° 31' 25" E	108.00

10932

Alder Point No. 1 Subdivision

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, T. 4N., R. 1E., B.M., ADA COUNTY, IDAHO.



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

UNPLATTED

UNPLATTED

DETAIL 'A' NOT TO SCALE

20' PUBLIC UTILITY AND MAINTENANCE EASEMENT ADA COUNTY INSTRUMENT NO. 94105007

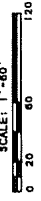
5' PUBLIC UTILITY AND STORM DRAINAGE EASEMENT

50' RADIUS TEMPORARY VEHICLE TURNAROUND AND PUBLIC UTILITIES MAINTENANCE EASEMENT ADA COUNTY INSTRUMENT NO. 94104164

5' STORM DRAINAGE EASEMENT

FOUND 5/8" IRON PIN WITH CAP L.S. 2824 THE WEST BOUNDARY OF THIS SUBDIVISION WAS RECORDED IN THE PUBLIC RECORDS OF ADA COUNTY INSTRUMENT NO. 94104164 AND FROM POCONO PLACE SUBDIVISION.

NOTE SEE SHEET 1 FOR LINE AND CURVE TABLES AND OTHER APPLICABLE NOTES



POCONO PLACE SUBDIVISION

B & A Engineers, Inc. 5505 W. Franklin Road Boise, Idaho 83705 (208) 343-3381

DWG. NO. GES-940825 SHEET NO. 2 OF 3

GILLIS SUBDIVISION

GILLIS SUBDIVISION

WITNESS CORNER SET ON PROPERTY LINE, 2 FOOT OFFSET.

NORTH 1/4 CORNER SECTION 24 FOUND 2" IRON PIPE WITH 5/8" CAP L.S. 2824 C.P.F. No. 2847241

16933

Alder Point No. 1 Subdivision

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That **Stebblefield Construction Company, Inc.**, a California Corporation, hereby certifies that it is the owner of a certain tract of land to be known as **ALDER POINT NO. 1 SUBDIVISION**, and intends to file the following described land in this plat:

A parcel of land situate in the Northeast Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 1 East, Boise Meridian, Boise City, Ada County, Idaho, being more particularly described as follows:

Connecting at the southeast corner of said Section 24, which lies N00°03'13"E, 2,642.06 feet from the east quarter corner of said Section 24; thence S89°37'10"W, 1,315.99 feet to the southeast corner of the Northeast Quarter of said Section 24; thence S00°30'07"W, 103.56 feet along the westerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24; thence N88°20'11"W, 36.50 feet to the westerly right-of-way of North Gary Lane, which is the REAL POINT OF BEGINNING:

- These S00°14'28"W, 729.00 feet along the westerly right-of-way of North Gary Lane;
- These N70°36'29"W, 132.98 feet;
- These N89°28'35"W, 50.00 feet;
- These N72°50'18"W, 190.75 feet;
- These N07°33'37"W, 174.00 feet;
- These N89°28'35"W, 424.70 feet;
- These S0.05 feet along a line parallel to the northeast corner deflecting to the left, with a radius of 305.00 feet, a central angle of 05°38'41" a long chord bearing of N03°20'46"E;
- These N89°28'35"W, 200.00 feet;
- These N00°31'25"E, 125.00 feet;
- These N89°28'35"W, 125.00 feet to the westerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24;
- These N00°31'25"E, 713.94 feet along the westerly boundary of the Northeast Quarter of the northeast corner of said Section 24 to a point that lies S00°31'25"W, 19.00 feet from the north quarter corner of said Section 24;
- These S89°49'23"E, 185.01 feet along a line parallel to the southerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24;
- These N00°30'07"E, 19.00 feet to the southerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24;
- These S89°49'23"E, 943.27 feet along the southerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24;
- These S01°10'34"E, 94.95 feet;
- These S89°29'11"E, 139.25 feet to the REAL POINT OF BEGINNING.

Containing 22.2908 Acres, more or less.

The public roads shown on this plat are hereby dedicated to the public; the utility, drainage and irrigation easements shown on this plat are not dedicated to the public; but the right to use said easements are hereby reserved for the uses specifically depicted on this plat, and no easement or interest is to be created within the lines of said easements. The lots within this subdivision are eligible to receive water service from Boise Water Corporation, and Boise Water Corporation has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand this 20 day of Sept, 1994.

A. H. Stebblefield
A. H. Stebblefield, President
Stebblefield Construction Company, Inc.

ACKNOWLEDGEMENT

State of Idaho)
County of Ada) ss.

On this 20th day of September, 1994, before me, the undersigned, a notary public in and for the said State, personally appeared **A. H. Stebblefield**, known to me to be the President of Stebblefield Construction Company, Inc., and acknowledged to me that he executed the same for said Corporation.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Kathryn A. Clark
Kathryn A. Clark
Residing in Boise, Idaho
My Commission Expires 5-27-98



CERTIFICATE OF SURVEYOR

I, **Carlisle W. Briggs**, do hereby certify that I am a Licensed Surveyor, licensed by the State of Idaho, and that this plat of **ALDER POINT NO. 1 SUBDIVISION**, as described in the Certificate of Owner and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately represents the points plotted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Carlisle W. Briggs
Carlisle W. Briggs, P.E., M.L.S., No. 886



APPROVAL OF COUNTY HIGHWAY DISTRICT

The foregoing plat was read and approved by the Board of Ada County Highway District Commissioners on the 20th day of September, 1994.

Ada County Highway District
[Signature]
Commissioner, Ada County Highway District

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby recommended according to the letter of approval on file with the Ada County Recorder or his agent.

[Signature]
Date 10/13/94

APPROVAL OF CITY ENGINEER

I, the undersigned Professional Engineer, is and for the City of Boise, Ada County, Idaho, do hereby approve this Plat.

[Signature]
Boise City Engineer

APPROVAL OF CITY COUNCIL

I, the undersigned Mayor, do hereby approve and for the City of Boise, Ada County, Idaho, do hereby certify that at a regular meeting held on the 15 day of February, 1994, this Plat was duly approved.

[Signature]
Boise City Mayor

APPROVAL OF COUNTY SURVEYOR

I, the undersigned, County Surveyor, in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it is in compliance with the State of Idaho Code relating to plats and surveys.



[Signature]
Ada County Surveyor

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that I have received and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

[Signature]
By *[Signature]*
County Treasurer

Date Nov 7, 1994

CERTIFICATE OF COUNTY RECORDER

State of Idaho)
County of Ada) ss.

I hereby certify that this instrument was filed at the request of **FIRST AMERICAN TITLE CO.** at 4:11 o'clock P.M. this 24 day of DECEMBER, 1994, in my office, and was duly recorded in Book 637 of Plats at Pages 633E and 633E.

[Signature]
County Recorder

J. David Neerco
Ex-Officio Recorder

DK 71 pg 7274

Alder Point No. 2 Subdivision

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That Stubbelfield Construction Company, Inc. of Boise, Idaho, County of Ada, State of Idaho, does hereby certify that it is the owner of a certain tract of land to be known as ALDER POINT NO. 2 SUBDIVISION and intends to include the following described land in this plat:

A parcel of land situated in the Northeast Quarter of Section 24, Township 4 North Range 7 East, Boise Meridian, Boise City, Ada County, Idaho, being more particularly described as follows:
Commencing at the North Quarter corner of said Section 24; thence S89°51'18"E. (1315.88 feet) along the northerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24 to the northeast corner of said Section 24; thence S00°44'16"W. (103.60 feet) along the easterly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24 to the easterly boundary of Alder Point No. 1 Subdivision as shown on the official plat thereof on file in the office of the Ada County Recorder; thence S00°44'16"W. (103.60 feet) along the easterly boundary of Alder Point No. 1 Subdivision to the REAL POINT OF BEGINNING.

Thence continuing S00°44'28"W. (277.48 feet) along the westerly right-of-way of North Gary Lane to the southerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24;

Thence N89°29'04"W. (1,275.71 feet) along the southerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24 to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 24;

Thence N00°29'15"E. (563.66 feet) along the westerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 24 to the southerly boundary of said Alder Point No. 1 Subdivision.

Thence the following courses and distances along the southerly boundary of said Alder Point No. 1 Subdivision:

- S86°28'35"E. 124.71 feet;
- S86°28'35"E. 200.00 feet;
- S86°28'35"E. 200.00 feet;
- S03°05'47"E. 47.29 feet;
- S03°05'47"E. 30.04 feet and a long chord bearing of S03°20'46"W. 50.00 feet;
- S71°32'27"E. 135.00 feet;
- S95°04'58"E. 108.00 feet;
- S95°04'58"E. 108.00 feet;
- S86°28'35"E. 50.00 feet;
- S70°36'29"E. 135.90 feet to the REAL POINT OF BEGINNING.

Comprising 15.4118 Acres, more or less.

The public utility shown on this plat was heretofore dedicated to the public, the utility, drainage and irrigation easement shown on this plat was heretofore dedicated to the public, and no permanent structures are to be erected within the lines of said easement. The lots within this subdivision are eligible to receive water service from United Water of Idaho, and United Water of Idaho has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of JANUARY 1966

OK Stubbelfield
A. H. Stubbelfield, President
Stubbelfield Construction Company, Inc.

ACKNOWLEDGEMENT

State of California)
County of San Bernardino)

On this 2nd day of JANUARY 1966 before me, the undersigned, a notary public in and for the said County of San Bernardino, and acknowledged to me that said Corporation executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year in this certificate first above written.

Katherine Louie
Notary Public for California
Residing in _____
My Commission Expires 4-24-96

CERTIFICATE OF SURVEYOR

I, Carl Wayne Bright, do hereby certify that I am a Licensed Surveyor, licensed by the State of Idaho, and that this plat was drawn from an accurate and correct survey of the land shown on this plat, and that the same is in conformity with the provisions of the Idaho Code relating to plats and surveys.



Carl Wayne Bright
Carl W. Bright, Surveyor
No. 886
Commission Expires 12-31-96

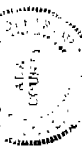
APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was received and approved by the Board of Ada County Highway District Commissioners on the 17th day of January 1966.

Henry R. Johnson
Ada County Highway District
Commissioner

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby approved according to the letter of approval on file with the Ada County Recorder of his agent.



Thomas E. Adams
Date: 12/28/65
Professional Engineer

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Boise, Ada County, Idaho, do hereby approve this plat.



Thomas E. Adams
Date: 12/28/65
Professional Engineer



Thomas E. Adams
Date: 1-24-66
Professional Engineer

APPROVAL OF COUNTY SURVEYOR

I, the undersigned, County Surveyor, in and for Ada County, Idaho, do hereby certify, after I have checked this plat and that it is in compliance with the provisions of the Idaho Code relating to plats and surveys.



John S. Priddy
Ada County Surveyor

CERTIFICATE OF COUNTY TREASURER

The undersigned, County Treasurer, in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1-10, do hereby certify that this instrument not filed at the request of Carl Wayne Bright of Boise, Idaho is included in this proposed subdivision. I have paid the fee of 10.00 that certificate is valid for the next thirty (30) days only.



Barbara Bauer
Ada County Treasurer
Date: 1-14-66

CERTIFICATE OF COUNTY RECORDER

State of Idaho)
County of Ada)
I hereby certify that this instrument not filed at the request of Carl Wayne Bright of Boise, Idaho is included in this proposed subdivision. I have paid the fee of 10.00 that certificate is valid for the next thirty (30) days only.

41 minutes past 4 o'clock P.M. this 1 day of January 1966 at my office and was duly recorded in Book 7222 of Plats at Page 7273 and 7274.
Fee 16.00

David Nazario
Deputy
County Recorder

B & A Engineers, Inc 5505 W Franklin Road Boise Idaho 83705 (208) 343-3381