

**PLAT OF
AMBERWOOD SUBDIVISION**
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,
BOISE, ADA COUNTY, IDAHO
2004



NOTES

1. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, FLOODING, SEWER AND GASE CITY STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A FIVE (5) FOOT PROPERTY DRIVEWAY AND PUBLIC UTILITY EASEMENT ADJACENT TO ALL LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. LUMBER BRACING STITCHES SHALL BE IN ACCORDANCE WITH THE APPLICABLE BOISE CITY ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE BOISE CITY ZONING ORDINANCE.
4. NO LOT WITH THIS SUBDIVISION SHALL BE PERMITTED A ONE-TIME DIVISION AND ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. THE OWNER OF THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH BOARD CODE, SECTION 31-2005 CONCERNING PROTECTION WATER.
6. THIS DEVELOPMENT RECORDS SECTION 21-400 OF THE BOARD CODE, PART 1 TO PART 107, WHICH PROVIDES FOR THE PROTECTION OF PUBLIC UTILITIES AND THE PROTECTION OF THE SURROUNDING MANUFACTURING ACTIVITIES WITHIN THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR WHEN THE OPERATOR WAS NOT A LICENSEE AT THE TIME OF OPERATION. BECAUSE THEREOF, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY INDETERMINATELY UNLESS RESULTS FROM THE IMPROPER OR PRECISE OPERATION OF ANY MANUFACTURING OPERATION ON APPLICABLE TO IT.
7. DIRECT LOT ACCESS TO N. CLOVERDALE ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HEALTHY DISTRICT (A-48) AND THE CITY OF BOISE.
8. VEHICULAR ACCESS TO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



R.K. DEVELOPMENT, LLC
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho



LEGEND

- Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement Line
- Real Point of Beginning, Set 5/16/30*
- Rebar with Plastic Cap
- Found Brass Cap
- Set 5/16/30* Rebar with Plastic Cap
- Set 1/22/24* Rebar with Plastic Cap
- Found 5/16/30* Rebar with Plastic Cap
- Calculated Point
- Common Driveway
- Shared Driveway

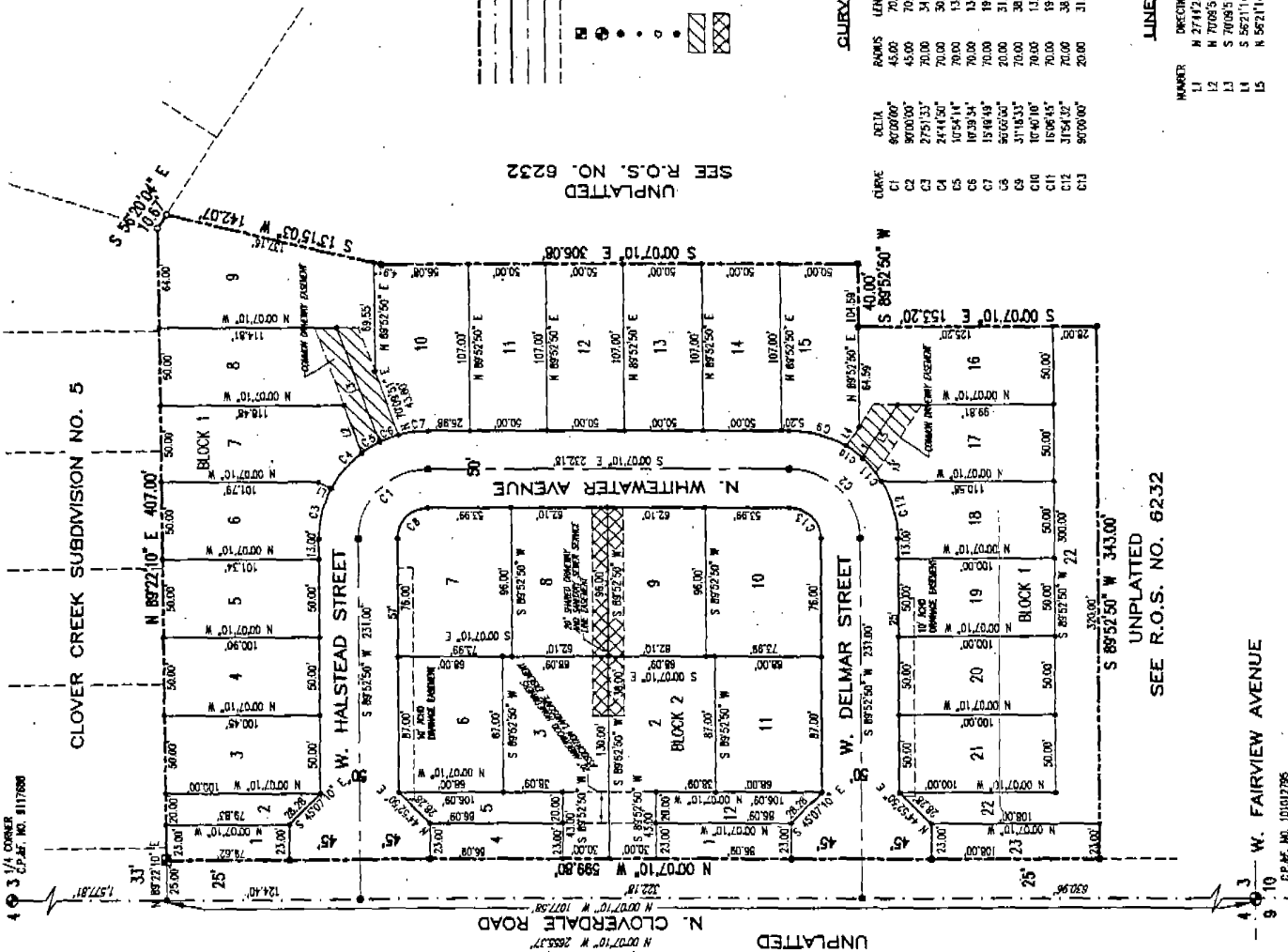
UNPLATTED
SEE R.O.S. NO. 6232

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEG.	CHORD END.
C1	80.0000°	45.00	70.69	45.00	63.64	S 45.0710° E
C2	90.0000°	45.00	70.69	45.00	63.64	S 44.9290° W
C3	275.133°	70.00	34.04	17.36	33.70	N 76.1123° W
C4	244.545°	70.00	30.23	15.38	30.00	N 45.5312° W
C5	105.414°	70.00	13.32	6.68	13.30	N 32.0339° W
C6	15.4819°	70.00	13.32	6.63	13.00	N 21.1145° W
C7	105.414°	70.00	19.34	9.75	19.28	N 45.0710° W
C8	50.6500°	20.00	31.42	20.00	26.28	N 45.0710° W
C9	31.4533°	70.00	30.25	15.62	31.78	N 15.3207° E
C10	10.4610°	70.00	11.04	4.84	11.02	N 39.3298° E
C11	15.0615°	70.00	18.69	9.91	18.64	N 45.5456° E
C12	31.5430°	70.00	38.88	20.01	38.48	N 75.5534° E
C13	90.0000°	70.00	31.42	20.00	28.28	N 44.9290° E

LINE TABLE

NUMBER	DIRECTION	DISTANCE
11	N 27.1423° E	9.18
12	N 70.0831° E	33.34
13	S 70.0831° W	78.96
14	S 58.2114° E	15.16
15	N 58.2114° W	41.06



3 1/4 CORNER
C.P. & T. NO. 9117898

UNPLATTED
SEE R.O.S. NO. 6232

W. FAIRVIEW AVENUE
C.P. & T. NO. 101012795

AMBERWOOD SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
 THAT BK DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THE OWNER OF THE UNDIVIDED AND UNDIVIDED REAL PROPERTY IN THIS SUBDIVISION. ALL LOTS IN THIS SUBDIVISION WILL RECEIVE WATER FROM AN EXISTING WATER SYSTEM AND UNITED SUBDIVISION WILL RECEIVE WATER FROM AN EXISTING WATER SYSTEM AND UNITED WATER IDAHO HAS AGREED IN WRITING TO SERVE THE LOTS IN THIS SUBDIVISION.
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 EAST AND MERIDIAN 10 WEST, BOISE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, T. 3 N., R. 1 E., M., THENCE N 0°07'10" W 107.58 FEET ALONG THE WEST LINE OF SAID SECTION 3 TO THE SOUTHWEST CORNER OF CLOVER CREEK SUBDIVISION 160, S;
 THENCE N 89°22'10" E 25.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CLOVERDALE ROAD, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;
 ALONG THE SOUTH BOUNDARY OF CLOVER CREEK SUBDIVISION NO. 5 THE FOLLOWING:
 THENCE N 89°22'10" E 407.00 FEET TO A POINT;
 THENCE S 89°20'04" E 10.87 FEET TO A POINT;
 LEAVING THE SOUTH BOUNDARY OF CLOVER CREEK SUBDIVISION NO. 5;
 THENCE S 1°31'50.3" W 142.07 FEET TO A POINT;
 THENCE S 0°07'10" E 308.06 FEET TO A POINT;
 THENCE S 89°52'50" W 40.00 FEET TO A POINT;
 THENCE S 0°07'10" E 153.20 FEET TO A POINT;
 THENCE S 89°52'50" W 343.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CLOVERDALE ROAD;
 THENCE N 0°07'10" W 599.80 FEET ALONG SAID EASTERLY RIGHT OF WAY TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 5.20 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR PUBLIC UTILITIES BUT THE RIGHT OF OTHER UTILITIES HEREBY RESERVED FOR PUBLIC UTILITIES STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.
 IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 29th DAY OF July, 2003.

FOR LESLIE
 MEMBER, BK DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
 COUNTY OF ADA }
 ON THIS 29th DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Leslie LEELIE, KNOWN OR IDENTIFIED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME. IF WITNESS HERETO, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Leslie
 NOTARY PUBLIC FOR IDAHO
 RESIDING AT BOISE, IDAHO
 MY COMMISSION EXPIRES: 7-25-2003



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE FILED WITH THE COUNTY RECORDER, OR HIS AGENT, USING THE CONDITIONS OF THIS PLAT.

Michael E. Marks P.E. #4998
 CENTRAL DISTRICT HEALTH DEPARTMENT



APPROVAL OF CITY ENGINEER

I, JOHN D. TENSEN, P.E., CITY ENGINEER IN AND FOR BOISE CITY, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

John D. Tensen P.E., CITY ENGINEER
 1/23/04

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 29th DAY OF July, 2003.

Sherry R. Walker
 CHAIRMAN
 ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF CITY COUNCIL

I, Annette P. Dymore, CITY CLERK IN AND FOR THE COUNTY OF ADA, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 29th DAY OF July, 2003, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Annette P. Dymore
 CITY CLERK, BOISE, IDAHO



CERTIFICATE OF COUNTY TREASURER

I, Shirley S. Stuber, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUEST OF THE COUNTY OF ADA, DO HEREBY CERTIFY THAT THE CURRENT AND/OR DELINQUENT SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Shirley S. Stuber
 COUNTY TREASURER



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 104019893
 STATE OF IDAHO) SS
 COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Brigitte Englehart AT 2:30 MINUTES PAST 4 O'CLOCK P.M., THIS 23rd DAY OF February, 2003, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 88 OF PLATS AT PAGES 10,108 AND 10,109

Travis
 DEPUTY
 COUNTY RECORDER
 Fee: \$11-