

# COVENTRY MANOR SUBDIVISION

A CAPITAL DEVELOPMENT SUBDIVISION  
 A PORTION OF THE SW 1/4 OF SECTION 19, T.4N., R.2E., BOISE MERIDIAN  
 BOISE CITY, ADA COUNTY, IDAHO  
 - JOHNSON ENGINEERING 1991 -

A PLAT SHOWING

FD. 1/2" IRON PIN  
 IN CONCRETE  
 C.P. & F. INSTR. NO.  
 8144952

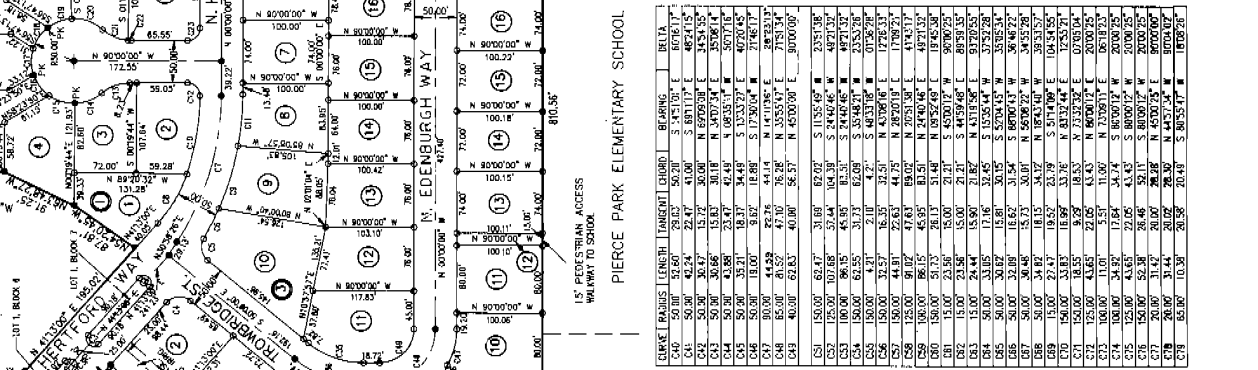
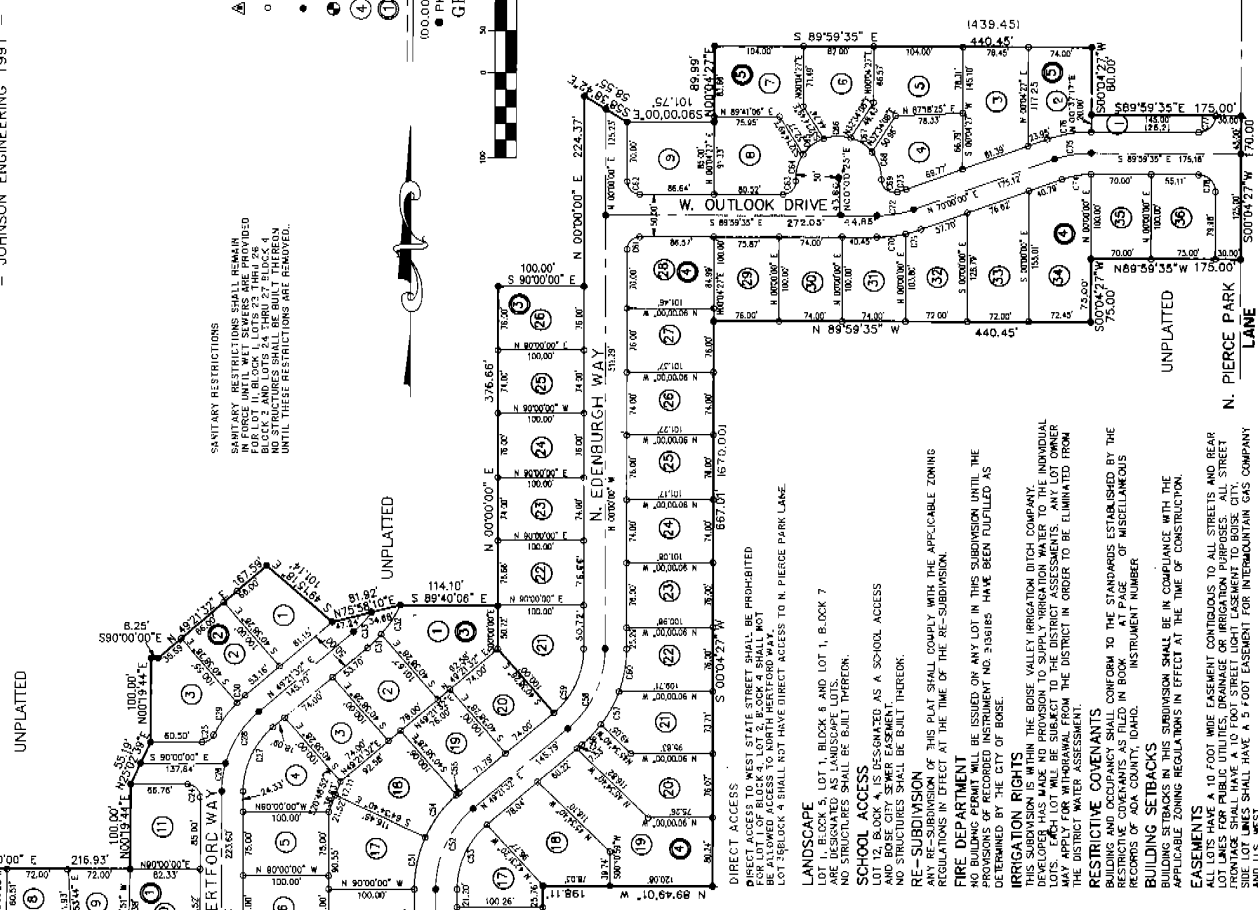
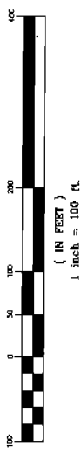
1/16 COR.  
 FD. 5/8" PIN  
 IN CONCRETE  
 C.P. & F. INSTR. NO.  
 8144952

FD. 5/8" PIN  
 SET IN MAIL  
 LOGS-A1  
 N 00°19'44" E  
 S 00°19'44" W  
 884.33'

FD. BRASS CAP  
 C.P. & F. INSTR. NO.  
 736270

- LEGEND**
- INITIAL POINT
  - 1/2" X 24" PIN SET
  - (OR FOUND AS SHOWN)
  - 5/8" X 30" PIN SET
  - (OR FOUND AS SHOWN)
  - LAND CORNER
  - LOT NUMBER
  - BLOCK NUMBER
  - UTILITY EASEMENT
  - RECORD DISTANCE
  - PK SET PK NAIL IN CONCRETE

SANITARY RESTRICTIONS  
 SANITARY RESTRICTIONS SHALL REMAIN IN EFFECT FOR LOT 11, BLOCK 1, LOTS 23 THRU 24, BLOCK 3, AND LOTS 34 THRU 37, BLOCK 4 UNTIL THESE RESTRICTIONS ARE REMOVED.



OWNER	FRASER	LAND	FAVORIT	QUARD	BEARING	AREA
C1	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C2	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C3	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C4	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C5	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C6	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C7	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C8	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C9	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C10	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C11	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C12	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C13	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C14	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C15	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C16	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C17	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C18	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C19	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C20	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C21	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C22	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C23	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C24	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C25	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C26	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C27	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C28	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C29	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C30	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C31	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C32	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C33	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C34	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C35	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C36	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C37	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72
C38	25.00'	31.91'	24.14'	31.91'	S 10°50'45" E	85.72

DIRECT ACCESS  
 DIRECT ACCESS TO WEST STREET SHALL BE PROHIBITED FOR LOT 12, BLOCK 4. DIRECT ACCESS TO WEST STREET SHALL NOT BE FOR LOT 12, BLOCK 4. DIRECT ACCESS TO WEST STREET SHALL NOT BE FOR LOT 12, BLOCK 4.

LANDSCAPE  
 LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE DESIGNATED AS LANDSCAPE LOTS. NO STRUCTURES SHALL BE BUILT THEREON.

SCHOOL ACCESS  
 LOT 12, BLOCK 4 IS DESIGNATED AS A SCHOOL ACCESS AND BOISE CITY SUMMER EASEMENT. RECREATION SHALL BE BUILT THEREON.

FIRE DEPARTMENT  
 NO BUILDING PERMIT WILL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 348185 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.

IRRIGATION RIGHTS  
 THE BOISE VALLEY IRRIGATION DITCH COMPANY, DEVELOPER HAS MADE NO PROVISION TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE DISTRICT ASSESSMENTS. ANY LOT OWNER MAY APPLY FOR WITHDRAWAL FROM THE DISTRICT IN ORDER TO BE ELIMINATED FROM THE DISTRICT WATER ASSESSMENT.

RESTRICTIVE COVENANTS  
 CONFORM TO THE PARAGRAPHS LISTED BY THE RESTRICTIVE COVENANTS FILED IN BOOK 4 AT PAGE 4 OF RECORDS OF ADA COUNTY, IDAHO. INSTRUMENT NUMBER 80004277

BUILDING SETBACKS  
 BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

EASEMENTS  
 ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR EASEMENTS TO IRRIGATION DITCH COMPANY. ALL STREETS AND REAR EASEMENTS SHALL HAVE A 10 FOOT STREET EASEMENT. SIDE LOT LINES SHALL HAVE A 5 FOOT EASEMENT FOR INTERMOUNTAIN GAS COMPANY AND U.S. WEST.



# COVENTRY MANOR SUBDIVISION NO. 2

A PLAT SHOWING

A CAPITAL DEVELOPMENT SUBDIVISION

A RESUBDIVISION OF LOTS 7 AND 8 AND PORTIONS OF LOTS 6 & 9, BLOCK 4 OF COVENTRY MANOR SUBDIVISION AND A PORTION OF GOVERNMENT LOT 4, AND LOT LINE ADJUSTMENT NO. 2047

ALL IN SECTION 19, T.4N., R.2E., BOISE MERIDIAN  
BOISE CITY, ADA COUNTY, IDAHO  
JOHNSON ENGINEERING 1982

- LEGEND**
- ▲ INITIAL POINT
  - SET PK NAIL IN CONCRETE
  - 1/2" x 3/4" PIN SET (OR FOUND AS SHOWN)
  - 5/8" x 30" PIN SET
  - ⊙ LAND CORNER
  - ④ LOT NUMBER
  - ⑥ BLOCK NUMBER
  - UTILITY EASEMENT

GRAPHIC SCALE



**RE-SUBDIVISION**  
THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF BOISE AND THE BOISE COUNTY RECORDS AT THE TIME OF THE RE-SUBDIVISION.

**FIRE DEPARTMENT**  
NO BUILDING PERMIT WILL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 15840, A FIRE DEPARTMENT EASEMENT, HAVE BEEN FULFILLED AS SHOWN ON THE PLAT.

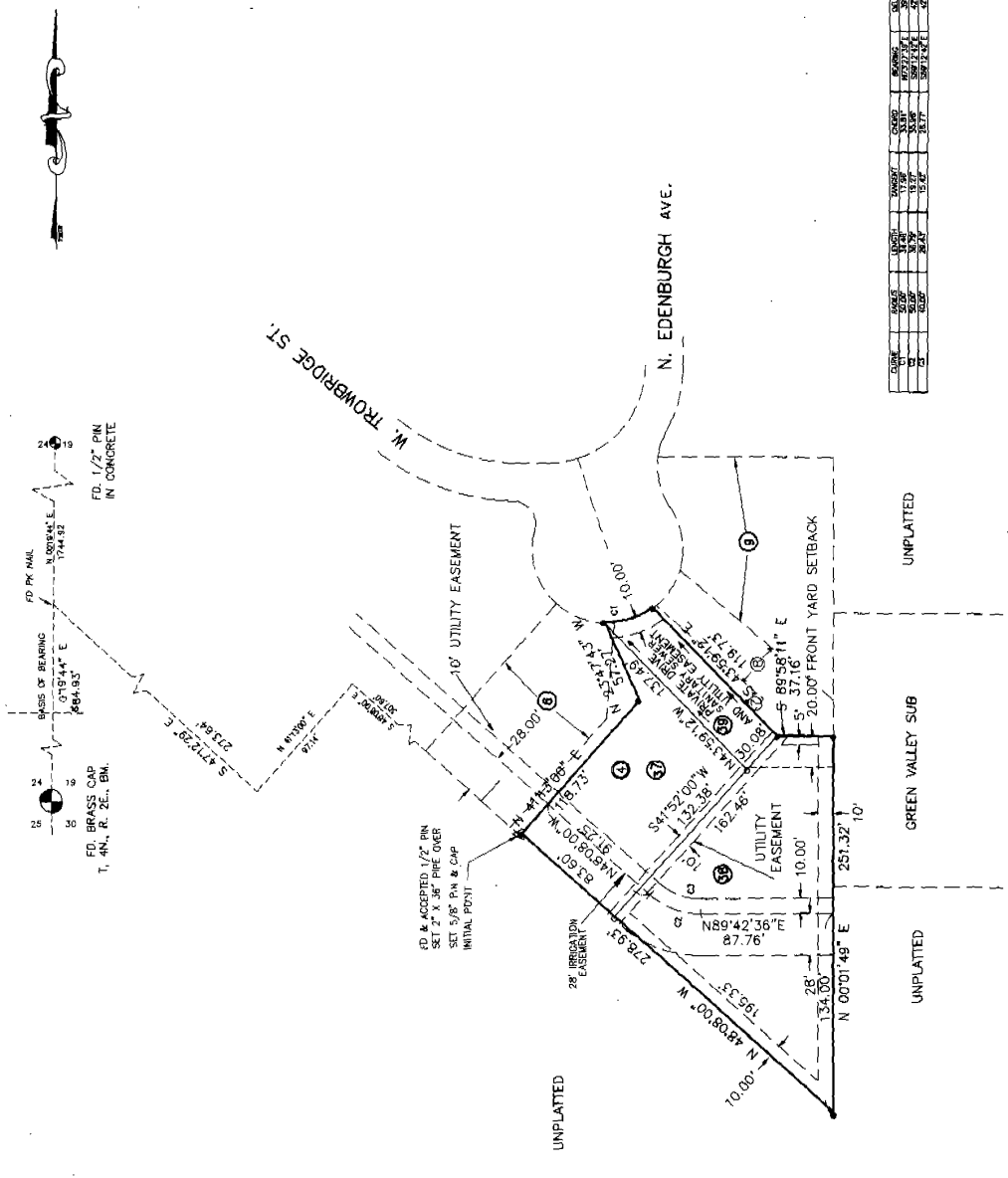
**IRRIGATION RIGHTS**  
THIS SUBDIVISION IS WITHIN THE BOISE VALLEY IRRIGATION DITCH COMPANY. DEVELOPER HAS MADE NO PROVISION TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS.

**RESTRICTIVE COVENANTS**  
THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED OF RECORD AT PACE 15840, INSTRUMENT NUMBER 15840, RECORDS OF ADA COUNTY, IDAHO.

**BUILDING SETBACKS**  
BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

**EASEMENTS**  
ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. THE 10 FOOT WIDE EASEMENT SHALL BE SHOWN ON THE PLAT. ALL UNLINED UTILITIES IN THE SIDE LOT LINES SHALL HAVE A 3 FOOT EASEMENT ON EACH LOT FOR NATURAL GAS AND TELEPHONE. OTHER EASEMENTS ARE AS SHOWN.

**PRIVATE DRIVE**  
LOT 39, BLOCK 4 IS DESIGNATED AS A PRIVATE DRIVE. THE RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE FOR LOTS 37 AND 38, BLOCK 4 IS PERPETUAL AND SHALL RUN WITH THE LAND. THE PRIVATE DRIVE SHALL BE MAINTAINED AND UNLINED UTILITIES IN THE PRIVATE DRIVE AND SHALL SHARE EQUALLY IN THE MAINTENANCE.



AREA	ACRES	PERCENT	AREA	PERCENT
LOT 37	0.0000	0.00%	LOT 38	0.0000
LOT 38	0.0000	0.00%	LOT 39	0.0000
TOTAL	0.0000	0.00%	TOTAL	0.0000

*Ray Johnson*  
1982

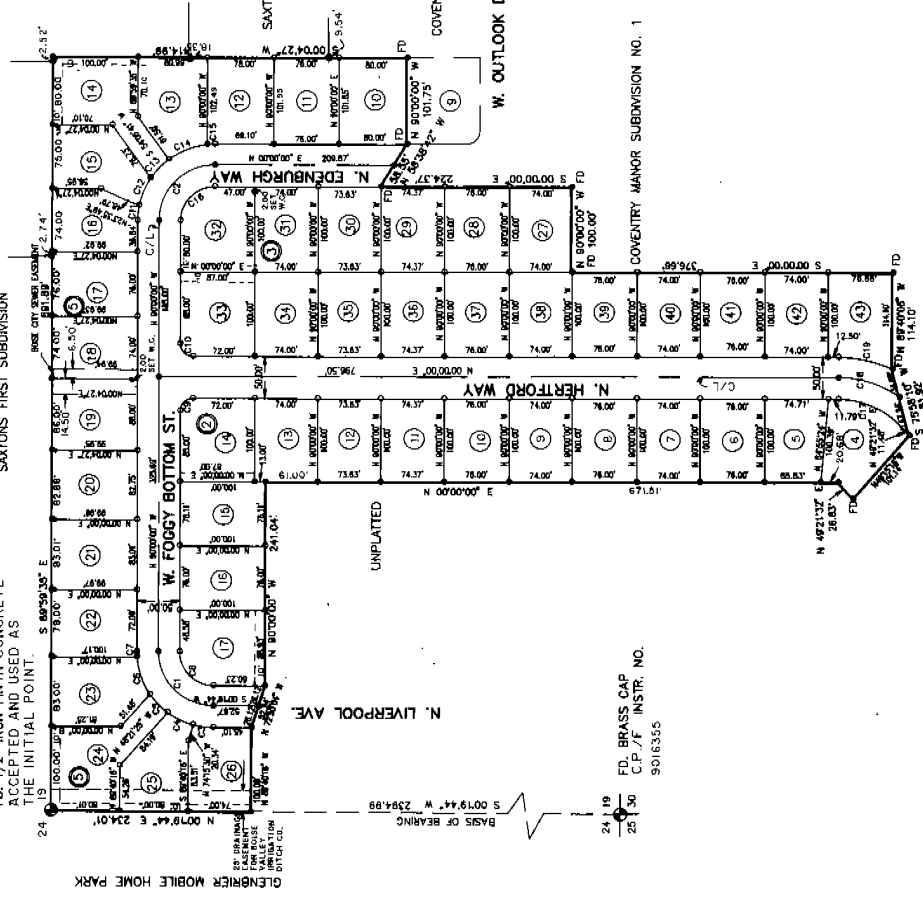
Book 60 Pages 5916 & 5917

# COVENTRY MANOR SUBDIVISION NO. 3

A PLAT SHOWING  
 A CAPITAL DEVELOPMENT SUBDIVISION  
 A PORTION OF GOVERNMENT LOT 3 OF SECTION 19, T.4N., R.2E., BOISE MERIDIAN  
 BOISE CITY, ADA COUNTY, IDAHO  
 JOHNSON ENGINEERING 1992

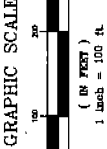
C.P. & F. INSTR. NO.  
 9238112

FD. 1/2" IRON PIN IN CONCRETE  
 ACCEPTED AND USED AS  
 THE INITIAL POINT.



### LEGEND

- 1/2" x 24" PIN SET (OR FOUND AS SHOWN)
- 5/8" x 30" PIN SET (OR FOUND AS SHOWN)
- ⊕ LAND CORNER
- ④ LOT NUMBER
- ① BLOCK NUMBER
- UTILITY EASEMENT



**RE-SUBDIVISION**  
 ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

**FIRE DEPARTMENT**  
 NO FIRE DEPARTMENT SHALL BE REQUIRED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. \_\_\_\_\_ HAS BEEN FILED AS DETERMINED BY THE CITY OF BOISE.

**IRRIGATION RIGHTS**  
 THIS SUBDIVISION IS WITHIN THE BOISE VALLEY IRRIGATION DITCH COMPANY. DEVELOPER HAS MADE NO PROVISION TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS.

**RESTRICTIVE COVENANTS**  
 BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF MISCELLANEOUS RECORDS IN THE CLERK OF BOISE COUNTY OFFICE. INSTRUMENT NUMBER \_\_\_\_\_

**BUILDING SETBACKS**  
 SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

**EASEMENTS**  
 ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR ALL LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES, EXCEPT AS OTHERWISE SHOWN. ALL STREET FRONTAGE SHALL HAVE A 10 FOOT STREET LIGHT EASEMENT TO BOISE CITY. ALL LOTS SHALL HAVE A 10 FOOT EASEMENT ON EACH LOT FOR NATURAL GAS AND TELEPHONE. OTHER EASEMENTS ARE AS SHOWN.

COURSE	BEARING	LENGTH	TAKEN BY	CHAINED	REMARKS	DATA
C1	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C2	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C3	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C4	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C5	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C6	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C7	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C8	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C9	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C10	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C11	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C12	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C13	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C14	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C15	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C16	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C17	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C18	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C19	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C20	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C21	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C22	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C23	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C24	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C25	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C26	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C27	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C28	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C29	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C30	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C31	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C32	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C33	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C34	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C35	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C36	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C37	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C38	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C39	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C40	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C41	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C42	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C43	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00
C44	S 89°59'30" E	78.00	S 89°59'30" E	78.00	S 89°59'30" E	78.00



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# COVENTRY MANOR SUBDIVISION NO. 3

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS COVENTRY MANOR SUBDIVISION:

A PORTION OF GOVERNMENT LOT 3, OF SECTION 18, T. 4N., R. 2E., BASE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 19, T. 4N., R. 2E., BOISE MERIDIAN, ADA COUNTY, IDAHO, THE INITIAL POINT, THENCE

S89°39'35"E, 89.08 FEET, THENCE  
 S89°39'35"E, 89.08 FEET, THENCE  
 S00°00'00"W, 224.13 FEET, THENCE  
 S00°00'00"W, 100.00 FEET, THENCE  
 N88°40'05"W, 114.10 FEET, THENCE  
 N88°40'05"W, 114.10 FEET, THENCE  
 N48°15'18"W, 101.14 FEET, THENCE  
 N48°15'18"W, 101.14 FEET, THENCE  
 N48°21'32"E, 26.63 FEET, THENCE  
 N48°21'32"E, 26.63 FEET, THENCE  
 N72°50'04"W, 52.24 FEET, THENCE  
 N89°40'18"W, 100.00 FEET, THENCE  
 N08°19'44"E, 234.01 FEET TO THE INITIAL POINT.

CONTAINING 10.88 ACRES, MORE OR LESS.

ALL OF THE LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM GARDEN CITY WATER SYSTEM. GARDEN CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS SHOWN ON THIS PLAT. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED.

### CERTIFICATE OF ENGINEER/LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER/LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ROY B. JOHNSON PEAS 2924

ADA COUNTY HIGHWAY DISTRICT CHAIRMAN

HEALTH OFFICER

5/20/92

### ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 14<sup>TH</sup> DAY OF MAY, 1992.

### APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK, IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON APRIL 8, 1992, THIS PLAT OF COVENTRY MANOR SUBDIVISION NO. 3 WAS ACCEPTED AND APPROVED.

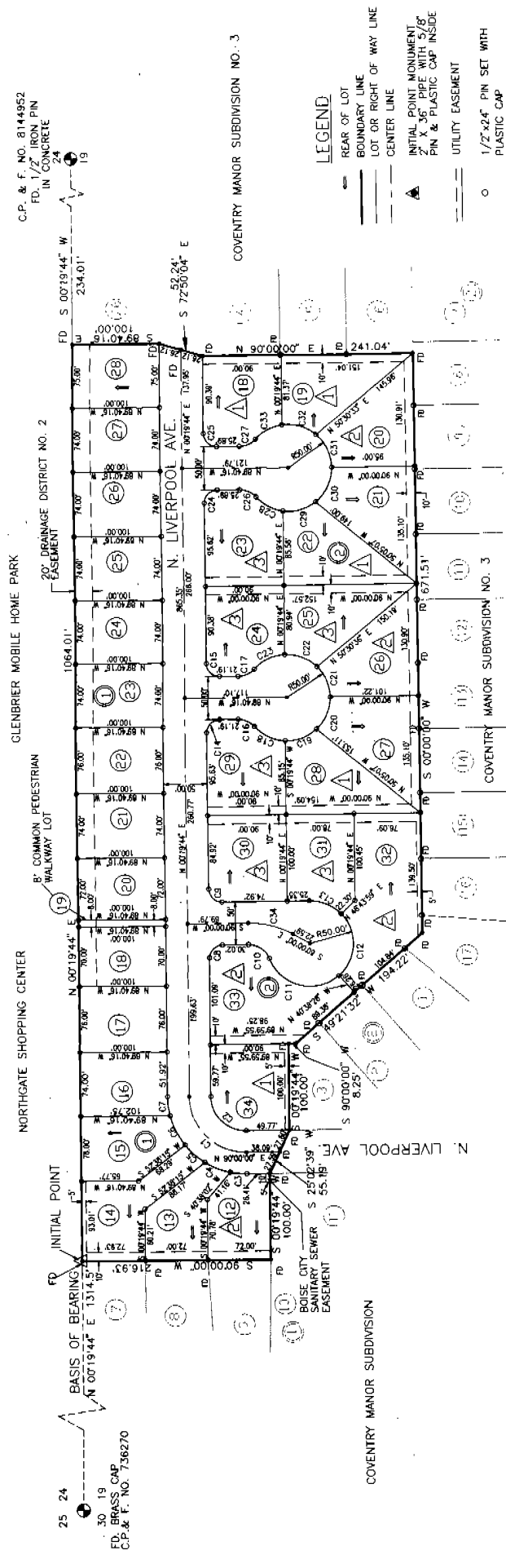
June 8, 1992

DATE

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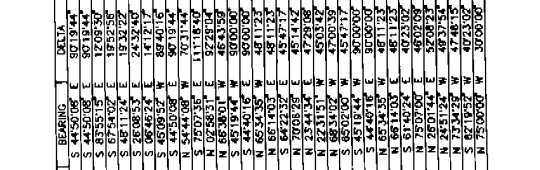
# COVENTRY MANOR SUBDIVISION NO. 4

A CAPITAL CORPORATION DEVELOPMENT  
 LOT 3 IN SECTION 19, T4N., R2E., BOISE MERIDIAN  
 A PORTION OF GOVERNMENT ADA COUNTY, IDAHO  
 - JOHNSON ENGINEERING 1993 -



- RE-SUBDIVISION**  
 ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- FIRE DEPARTMENT**  
 NO BUILDING PERMIT WILL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 9263318 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- IRRIGATION RIGHTS**  
 THIS SUBDIVISION IS WITHIN THE BOISE VALLEY IRRIGATION DITCH COMPANY. THE DEVELOPER HAS MADE NO PROVISION TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS. THERE ARE NO WATER RIGHTS TO THESE LOTS. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805.
- RESTRICTIVE COVENANTS**  
 BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN BOOK AT PAGE OF MISCELLANEOUS RECORDS OF ADA COUNTY, IDAHO. INSTRUMENT NUMBER
- BUILDING SETBACKS**  
 BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
- EASEMENTS**  
 ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES OR DRAINAGE PURPOSES, UNLESS OTHERWISE SHOWN. ALL STREET FRONTAGE SHALL BE A 30 FOOT EASEMENT ON EACH LOT FOR NATURAL GAS AND TELEPHONE LINES. ALL LOTS SHALL HAVE A 5 FOOT EASEMENT ON EACH LOT FOR NATURAL GAS AND TELEPHONE LINES. THE EASEMENT FOR DRAINAGE DISTRICT NO. 2 IS A 33 FOOT WIDE EASEMENT ALONG THE WEST EQUIPMENT OF LOT 19. BLOCK 1 IS A UTILITY AND IRRIGATION EASEMENT. EQUIPMENT OF ADA COUNTY HIGHWAY DISTRICT DRAINAGE EASEMENT. LOT 12, BLOCK 1 HAS A 5X10' BOISE CITY SANITARY SEWER EASEMENT, AS SHOWN.
- EASEMENTS**  
 LOT 19, BLOCK 1 IS A COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE COVENTRY MANOR HOMEOWNERS ASSOCIATION.

CURVE	RADIUS	LENGTH	TANGENT	CHORDS	BEARING	DELTA
C1	50.00	63.96	40.23	35.73	S 44°50'06" E	90°19'44"
C2	50.00	19.70	9.59	8.35	S 83°55'15" E	12°05'50"
C3	50.00	31.23	15.77	13.57	S 46°11'52" E	19°32'29"
C4	50.00	34.89	17.56	15.26	S 42°08'53" E	24°32'40"
C5	50.00	22.31	11.21	9.78	S 06°45'24" E	14°12'17"
C6	15.00	23.48	14.91	11.35	S 40°09'56" E	90°19'44"
C7	15.00	25.65	15.98	13.67	S 44°44'08" W	90°19'44"
C8	40.00	97.14	73.18	62.57	S 75°07'35" E	111°16'40"
C9	50.00	60.71	38.23	32.43	N 02°08'31" E	90°19'44"
C10	50.00	21.60	10.79	9.31	S 44°40'16" E	90°00'00"
C11	15.00	23.58	15.00	12.71	S 45°19'14" W	90°00'00"
C12	25.00	21.03	11.18	9.61	S 65°54'35" W	48°11'23"
C13	25.00	21.03	11.18	9.61	N 64°23'32" E	45°47'17"
C14	50.00	41.44	20.84	18.47	N 70°05'25" E	45°14'42"
C15	50.00	39.32	20.74	18.38	N 73°44'34" E	47°25'08"
C16	50.00	41.02	21.75	19.00	N 75°07'00" E	47°25'08"
C17	50.00	23.85	15.00	12.71	S 85°02'00" W	45°47'17"
C18	15.00	23.58	15.00	12.71	S 45°19'14" W	90°00'00"
C19	15.00	23.58	15.00	12.71	S 44°40'16" E	90°00'00"
C20	25.00	21.03	11.18	9.61	S 65°54'35" W	48°11'23"
C21	25.00	21.03	11.18	9.61	N 64°23'32" E	45°47'17"
C22	50.00	55.74	18.39	15.82	S 61°40'24" E	49°23'09"
C23	50.00	40.77	21.24	18.10	N 75°07'00" E	47°25'08"
C24	50.00	45.50	24.46	21.85	N 73°44'34" E	47°25'08"
C25	50.00	41.71	21.16	18.52	N 75°07'00" E	47°25'08"
C26	50.00	35.24	18.39	15.82	N 73°44'34" E	47°25'08"
C27	50.00	38.24	19.39	16.67	N 75°07'00" E	47°25'08"
C28	50.00	35.24	18.39	15.82	N 73°44'34" E	47°25'08"
C29	50.00	35.24	18.39	15.82	N 73°44'34" E	47°25'08"
C30	50.00	35.24	18.39	15.82	N 73°44'34" E	47°25'08"
C31	50.00	35.24	18.39	15.82	N 73°44'34" E	47°25'08"
C32	50.00	35.24	18.39	15.82	N 73°44'34" E	47°25'08"
C33	50.00	35.24	18.39	15.82	N 73°44'34" E	47°25'08"
C34	102.29	102.29	27.41	23.95	N 75°00'00" W	30°00'00"



Book Cel pages 6020 & 6021

# COVENTRY MANOR SUBDIVISION NO. 4

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS COVENTRY MANOR SUBDIVISION NO. 4 A PORTION OF GOVERNMENT L.S. 3 IN SECTION 19, T4N, R2E, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SECTION 19, 14N, R. 2E., BOISE MERIDIAN, ADA COUNTY, IDAHO, THENCE

- N 00°19'44" E 1314.50 FEET TO THE INITIAL POINT, THENCE
- N 01°01'00" E 100.00 FEET, THENCE
- S 89°40'18" E 100.00 FEET, THENCE
- S 72°30'04" E 32.24 FEET, THENCE
- N 90°00'00" E 241.04 FEET, THENCE
- S 00°00'00" W 871.51 FEET, THENCE
- S 89°40'18" W 100.00 FEET, THENCE
- S 00°19'44" W 100.00 FEET, THENCE
- S 00°19'44" W 100.00 FEET, THENCE
- S 90°00'00" W 216.93 FEET, TO THE INITIAL POINT

CONTAINING 8.34 ACRES, MORE OR LESS

ALL OF THE LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE GARDEN CITY WATER SYSTEM - GARDEN CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS.

*J. Ramon Yorgason*  
 J. RAMON YORGASON  
 MARILYN YORGASON  
 WILLOWBROOK DEVELOPMENT INC.  
*Richard M. Phillips*  
 PRESIDENT, RICHARD M. PHILLIPS

### ACKNOWLEDGMENTS

STATE OF IDAHO )  
COUNTY OF ADA ) SS

ON THIS 17<sup>th</sup> DAY OF August, 1992, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED J. RAMON YORGASON AND MARILYN YORGASON, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED ABOVE, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT.



*Arlene D. Lunde*  
NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING AT BOISE, IDAHO

### ACKNOWLEDGMENTS

STATE OF IDAHO )  
COUNTY OF ADA ) SS

ON THIS 17<sup>th</sup> DAY OF August, 1992, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RICHARD M. PHILLIPS AND PHILIP KEENE, PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY, OF WILLOWBROOK DEVELOPMENT INC., AND KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED ABOVE, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SAID CORPORATION IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



*Arlene D. Lunde*  
NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING AT BOISE, IDAHO

### CERTIFICATE OF ENGINEER/LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER/LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS

*Roy B. Johnson*  
ROY B. JOHNSON  
REGISTERED PROFESSIONAL ENGINEER/LAND SURVEYOR  
NO. 16847

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT  
SANITARY RESTRICTIONS OF THIS PLAT HAVE HEREBY REMOVED ACCORDING TO THE ORDER OF THE BOARD OF HEALTH  
APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT

12/21/92  
HEALTH OFFICER  
*Thomas E. ...*

ADA COUNTY HIGHWAY DISTRICT APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 14th DAY OF October 1992.

*Charles L. ...*  
ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN

APPROVAL OF CITY CLERK, IN AND FOR THE CITY OF BOISE, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY OF BOISE, IDAHO, ON THE 16th DAY OF August, A.D. 1992, THIS PLAT OF THE COVENTRY MANOR SUBDIVISION NO. 4 WAS REVIEWED AND APPROVED

12-22-92  
CITY CLERK  
*Janet ...*

### CERTIFICATE OF COUNTY TREASURER

I, BARBARA BAUER, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY

*Barbara Bauer*  
COUNTY TREASURER  
By *Karen ...*  
APPROVAL OF THE CITY ENGINEER

I DO HEREBY CERTIFY THAT I AM THE CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 8-20 BOISE CITY CODE

12/22/92  
DATE:  
CHARLES R. MICHAEL, SUPERVISOR, LICENSE NO. 2676

*Charles R. Michael*  
COUNTY ENGINEER

### CERTIFICATE OF COUNTY ENGINEER

I, JOHN E. PRIESTER, REGISTERED PROFESSIONAL ENGINEER/LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

*John E. Priester*  
COUNTY ENGINEER

CERTIFICATE OF COUNTY RECORDER  
STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF AT 01 MINUTES PAST 10 O'CLOCK A.M. THIS 27 DAY OF January, 1993, AND WAS DULY RECORDED IN BOOK 61 OF PLATS AT PAGE 612D, AND 612I.

*J. David Navarro*  
BY DEPUTY 5/1/93  
EX-OFFICIO RECORDER

INSTRUMENT NO. 9306503