

# NORTHBRIDGE SUBDIVISION NO. 5 Book 83 p. 9126

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO. 2001

### NOTE

FOR PURPOSES OF DETERMINING SETBACK REQUIREMENTS, LOT 8, BLOCK 3, MINIMUM FRONT YARD BUILDING SETBACK LINES FOR LOT 8, BLOCK 3, SHALL BE LOCATED WHERE THE AVERAGE LOT WIDTH IS AT LEAST 75 FEET WIDE. CONSTRUCTION IN THIS SUBDIVISION SHALL COMPLY WITH CHAPTER 18 AND APPENDIX CHAPTER 31 OF THE 1987 UNIFORM BUILDING CODE AS WELL AS THE BOISE CITY BUILDING AND FOOTING ORDINANCES. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCES. THIS TRACT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-1-0305. ON-STREET PARKING IS PROVIDED ALONG RIGHT-OF-WAY LINES ABUTTING LOT 1 THROUGH LOT 6, BLOCK 5. LOT 2, BLOCK 5 IS A COMMON LOT SET ASIDE FOR A STORM WATER DETENTION POND AND SHALL BE OWNED BY THE NORTHBRIDGE SUBDIVISION NO. 5 HOMEOWNERS' ASSOCIATION. MAINTENANCE OF THIS LOT SHALL BE PROVIDED BY THE HOMEOWNERS' ASSOCIATION ALONG WITH THE ADA COUNTY HOUSING DISTRICT. HOWEVER, BOISE CITY STREET LIGHTS ARE ALLOWED.

### EASEMENTS

ALL LOTS HAVE ONE (9) FOOT WIDE EASEMENTS COINCIDENT WITH INTERIOR SIDE LOT LINES, AND TEN (10) FOOT WIDE EASEMENTS COINCIDENT WITH RIGHT-OF-WAY LINES FOR PUBLIC UTILITIES PURPOSES.

LOT 1, BLOCK 5, HAS A TEN (10) FOOT WIDE EASEMENT ALONG THE WESTERLY LOT LINE FOR SANITARY SEWER PURPOSES AS SHOWN.

ALL LOTS HAVE A TEN (10) FOOT WIDE EASEMENT ALONG RIGHT-OF-WAY LINES FOR BOISE CITY STREET LIGHT PURPOSES.

LOT 2, BLOCK 5, HAS A TEN (10) FOOT WIDE NORTHBRIDGE SUBDIVISION NO. 5 HOMEOWNERS' ASSOCIATION EASEMENT ALONG THE LINE COMMON TO LOT 2 AND LOT 3, BLOCK 5 FOR ROOF STORM DRAINAGE PURPOSES AS SHOWN.

LOT 3 AND LOT 4, BLOCK 5, HAVE A TEN (10) FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES AS SHOWN.

LOT 6, BLOCK 5, HAS A THIRTEEN (13) FOOT WIDE EASEMENT ALONG THE WESTERLY LOT LINE FOR SANITARY SEWER PURPOSES AS SHOWN.

LOT 7, BLOCK 5, HAS A TEN (10) FOOT WIDE EASEMENT ALONG THE WESTERLY LOT LINE FOR SANITARY SEWER PURPOSES AS SHOWN.

LOT 8, BLOCK 5, HAS A TEN (10) FOOT WIDE EASEMENT ALONG THE WESTERLY LOT LINE FOR SANITARY SEWER PURPOSES AS SHOWN.

LOT 9, BLOCK 5, HAS A TEN (10) FOOT WIDE EASEMENT ALONG THE WESTERLY LOT LINE FOR SANITARY SEWER PURPOSES AS SHOWN.

LOT 10, BLOCK 5, HAS A TEN (10) FOOT WIDE EASEMENT ALONG THE WESTERLY LOT LINE FOR SANITARY SEWER PURPOSES AS SHOWN.

LOT 11, BLOCK 5, HAS A TEN (10) FOOT WIDE NORTHBRIDGE SUBDIVISION NO. 5 HOMEOWNERS' ASSOCIATION EASEMENT ALONG THE SOUTHWEST AND NORTHEAST LOT LINES FOR STORM DRAINAGE TRENCH PURPOSES AS SHOWN. LOT 12 THROUGH LOT 14, BLOCK 5, HAS A TEN (10) FOOT WIDE NORTHBRIDGE SUBDIVISION NO. 5 HOMEOWNERS' ASSOCIATION EASEMENT ALONG REAR LOT LINES FOR STORM DRAINAGE TRENCH PURPOSES AS SHOWN.

LOT 17, BLOCK 2, HAS A TEN (10) FOOT WIDE EASEMENT ALONG THE SOUTHERLY AND NORTHWEST LOT LINES FOR SANITARY SEWER PURPOSES AS SHOWN. DRAINAGE EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES), WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATIONS OF THE FACILITY. HOWEVER, BOISE CITY STREET LIGHTS ARE ALLOWED.

### LEGEND

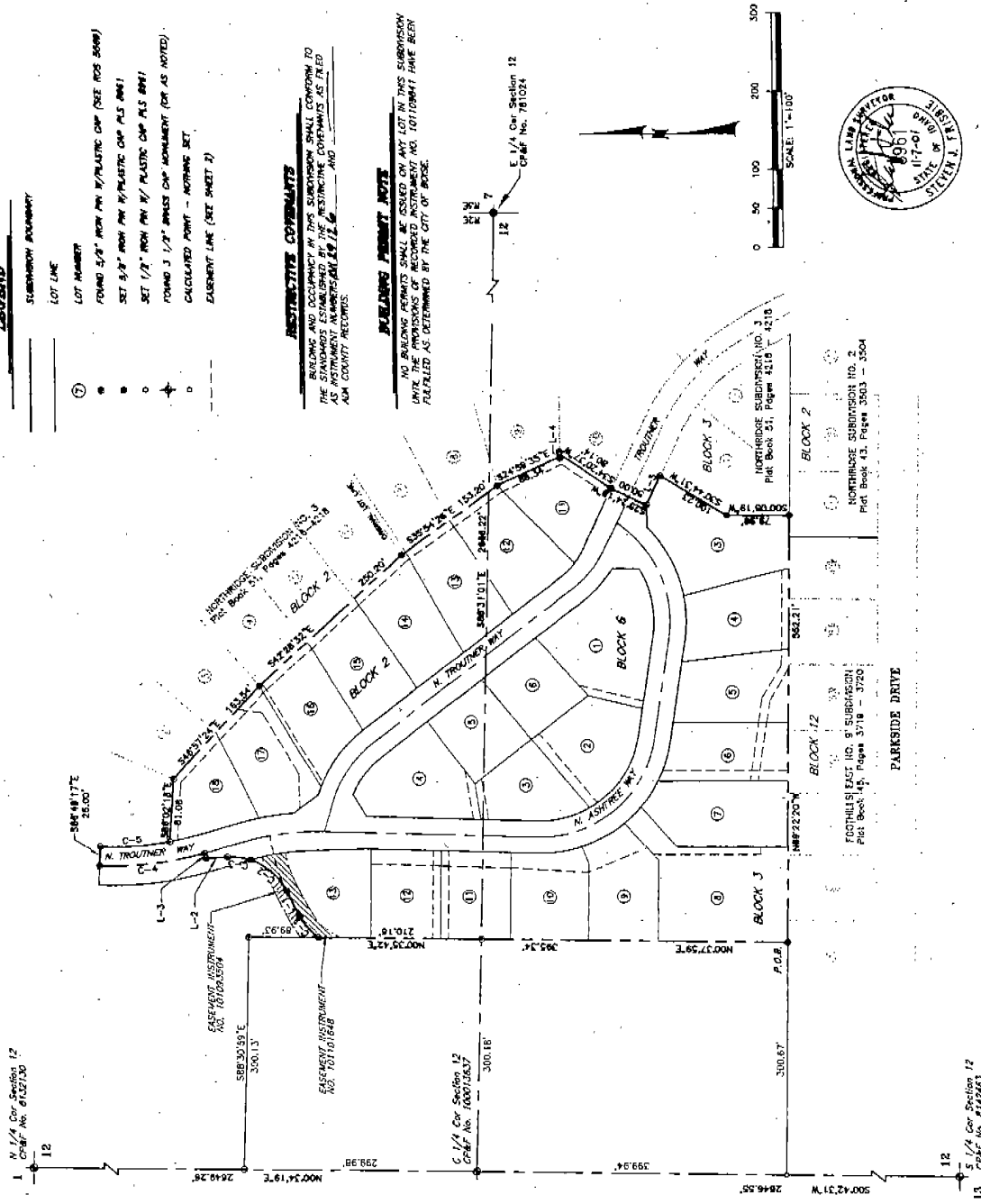
- SUBDIVISION BOUNDARY
- LOT LINE
- ⑦ LOT NUMBER
- FOUND 5/8" IRON PIN W/ PLASTIC CAP (SEE ROS 5049)
- SET 5/8" IRON PIN W/ PLASTIC CAP (P.L.S. 8061)
- SET 1/2" IRON PIN W/ PLASTIC CAP (P.L.S. 8061)
- FOUND 3/4" BRASS CAP MONUMENT (FOR AS NOTED)
- CALCULATED POINT - NOTHING SET
- EASEMENT LINE (SEE SHEET 2)

### RESTRICTIVE COVENANTS

BUILDING AND OCCUPANCY IN THIS SUBDIVISION SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED AS INSTRUMENT NO. 10110841 IN THE OFFICE OF THE CLERK OF ADA COUNTY RECORDS.

### PLANNING POINT NOTES

NO PLANNING POINTS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNLESS THE PROVISIONS OF RECORDED INSTRUMENT NO. 10110841 HAVE BEEN FULLY AS DETERMINED BY THE CITY OF BOISE.



### BOUNDARY NOTE

FOR ADDITIONAL BOUNDARY INFORMATION SEE RECORD OF SURVEY NO. 5389, ADA COUNTY, IDAHO, RECORDS.

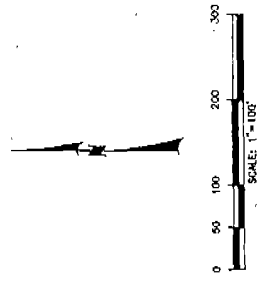
### BASIS OF BEARINGS

THE BEARING A 87°22'30" W ALONG THE NORTH LINE OF BLOCK 12, FOOTING EAST NO. 3, A SUBDIVISION AS RECORDED IN RECORD OF SURVEY NO. 5374, ADA COUNTY, IDAHO, RECORDS.

FOOTMAN-OFTON ENGINEERING COMPANY  
1777 CHERRY BOULEVARD  
BOISE, IDAHO 83714  
(208) 345-1200

# NORTHRIDGE SUBDIVISION NO. 5 Book 83 p. 91A7

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO. 2001



### LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- LOT NUMBER
- FOUND 5/8" IRON PIN W/ PLASTIC CAP (SEE NOS 5598)
- SET 5/8" IRON PIN W/ PLASTIC CAP PLS 5861
- SET 1/2" IRON PIN W/ PLASTIC CAP PLS 5861
- FOUND 3/4" IRON NAIL CAP MARKER (OR AS NOTED)
- CALCULATED POINT - MISSING SET
- EXHIBIT LINE (SEE NOTES ON SHEET 1)
- CENTERLINE OF 10' WIDE EASEMENT
- ▨ ACID STAIN DAMAGE EASEMENT

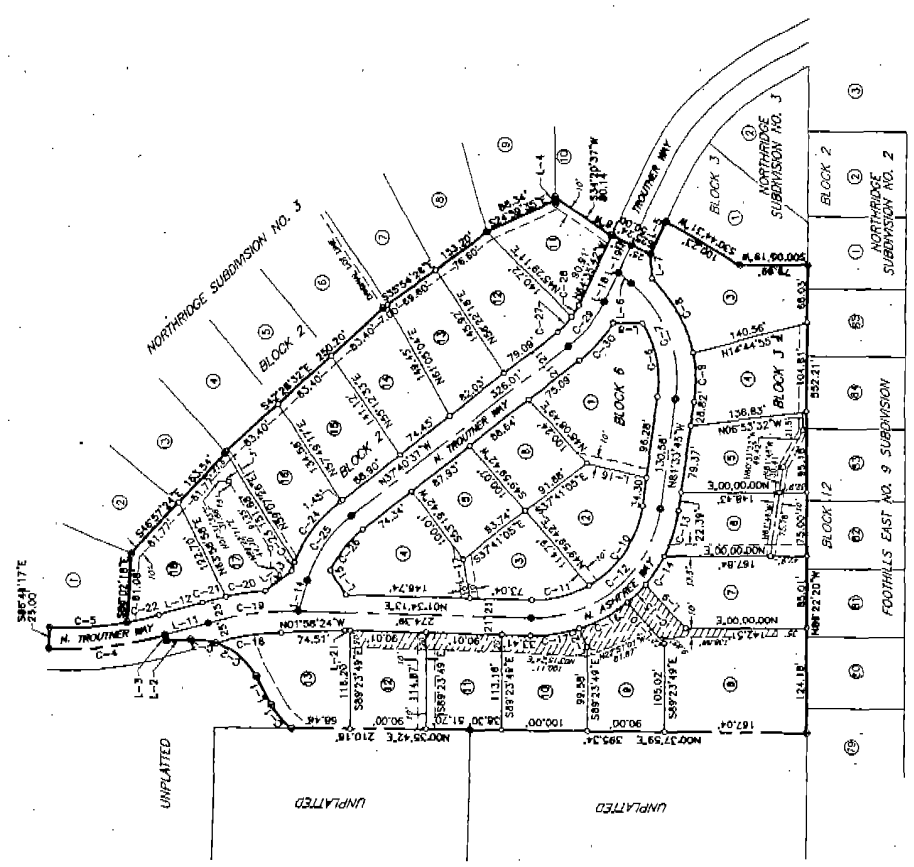
### BOUNDARY NOTE

FOR ADDITIONAL BOUNDARY INFORMATION, SEE RECORD OF SURVEY NO. 5858, ADA COUNTY, IDAHO, RECORDS.



TOOTHMAN-OFTON ENGINEERING COMPANY  
1770 CHURCH AVENUE, BOISE, IDAHO 83726  
(208) 333-7200

LINE	TABLE	LENGTH
L-1	N63°05'55"E	37.37
L-2	N03°37'58"W	21.28
L-3	N73°45'10"E	7.31
L-4	S88°28'27"E	4.00
L-5	N64°35'43"W	41.84
L-6	N49°12'00"E	28.97
L-7	N00°18'50"E	34.22
L-8	N47°28'12"E	88.70
L-9	N67°32'12"E	84.52
L-10	N16°14'50"W	51.27
L-11	N37°14'50"W	38.64
L-12	N07°12'41"E	33.41
L-13	N13°34'52"E	71.84
L-14	N07°28'32"E	46.14
L-15	N64°35'43"W	37.81
L-16	N45°35'43"W	38.68
L-17	N07°28'32"E	23.83
L-18	N07°28'32"E	23.83
L-19	N07°28'32"E	23.83
L-20	N07°28'32"E	23.83
L-21	N01°34'13"E	6.18



CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	
C-1	85.00	34.31	18.43	242°28'37"	156.21341	36.61
C-2	50.00	64.32	33.43	452°17'08"	107.25112	61.68
C-3	60.00	78.64	38.10	212°27'23"	107.20334	61.67
C-4	400.00	138.37	68.01	137°39'24"	105.33314	57.37
C-5	120.00	48.61	24.70	39°46'08"	172.52114	45.42
C-6	150.00	59.23	31.42	55°11'15"	169.20317	45.42
C-7	171.00	101.33	52.00	33°37'02"	182.12442	94.85
C-8	171.00	57.45	29.00	19°14'58"	182.48452	57.18
C-9	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-10	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-11	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-12	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-13	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-14	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-15	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-16	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-17	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-18	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-19	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-20	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-21	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-22	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-23	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-24	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-25	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-26	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-27	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-28	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-29	171.00	118.75	58.72	51°51'19"	182.38352	112.81
C-30	171.00	118.75	58.72	51°51'19"	182.38352	112.81

# NORTHRIDGE SUBDIVISION NO. 5 Book 83 p. 9128

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREWATER DESCRIBED:

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE Center 1/4 corner of said Section 12, from which the North 1/4 corner of said Section 12 bears N.00°13'12"E, 2649.28 feet; thence, along the north-south center-section line of said section,

A. S.00°42'31"W, 399.94 feet to the northwesterly corner of Footfalls East Subdivision No. 9, a Subdivision, according to the official plat thereof, recorded in Book 45 of Plots, at Pages 3719 and 3720, Ada County Records; thence, along the northerly line of said Subdivision,

B. S.89°22'20"E, 300.67 feet to the POINT OF BEGINNING; thence,  
 1. N.00°37'59"E, 395.34 feet to a point on the south line of the NE 1/4 of said Section 12; thence,  
 2. N.00°35'42"E, 210.16 feet to the beginning of a non-tangent curve; thence,

3. along said curve to the right having a radius of 85.00 feet, an arc length of 36.31 feet, through a central angle of 24°28'37", and a chord bearing and distance of N.50°51'34"E, 36.04 feet; thence, tangent from said curve,  
 4. N.63°05'53"E, 37.31 feet to the beginning of a tangent curve; thence,

5. along said curve to the left having a radius of 80.00 feet, an arc length of 63.32 feet, through a central angle of 45°21'10", and a chord bearing and distance of N.40°25'18"E, 61.68 feet to a point on the westerly right-of-way line of N. Troulner Way; thence, continuing,  
 6. along said curve to the left having a radius of 80.00 feet, an arc length of 29.84 feet, through a central angle of 21°22'22", and a chord bearing and distance of N.07°03'32"E, 29.67 feet; thence, tangent from said curve,  
 7. N.03°37'39"W, 27.28 feet; thence,

8. N.73°45'10"E, 7.31 feet to a point on a non-tangent curve; thence,  
 9. along said curve to the right having a radius of 408.00 feet, an arc length of 138.67 feet, through a central angle of 19°25'13", and a chord bearing and distance of N.66°12'03"W, 138.01 feet to the centerline intersection with the southerly right-of-way line of Troulner Way, as shown on the plat of Northridge Subdivision No. 3, according to the official plat thereof recorded in Book 51 of Plots, at Pages 4216 through 4218, Ada County Records; thence, along said southerly right-of-way line,

10. S.86°49'17"E, 29.00 feet to the non-tangent point of compound curvature at the northwesterly corner of Lot 1, Block 2, of said Subdivision; thence, along the boundary line of said Northridge Subdivision No. 3, the following courses:

11. along said curve to the left having a radius of 384.00 feet, an arc length of 91.58 feet, through a central angle of 13°32'54", and a chord bearing and distance of S.03°30'14"E, 91.37 feet to the southwesterly corner of said Lot 1; thence,  
 12. S.86°02'18"E, 81.08 feet to the southwesterly corner of said Lot 1; thence, along the southwesterly line of Lots 2 and 3,

13. S.46°57'24"E, 163.54 feet to the most southerly corner of said Lot 3; thence, along the southerly line of Lot 4 through 6,  
 14. S.47°28'32"E, 250.20 feet to the most southerly corner of Lot 5; thence, along the southwesterly line of said Lot 6, and Lot 7 and 8,

### CERTIFICATE OF OWNERS (CONTINUED)

15. S.35°34'26"E, 153.20 feet to the most southerly corner of said Lot 5; thence, along the westerly line of that certain parcel of land shown in Warranty Deed Instrument No. 8233746, Ada County Records,

16. S.24°59'35"E, 86.34 feet; thence, along the southerly line as described in said instrument,  
 17. N.89°38'29"E, 4.00 feet to the southwesterly corner of Lot 9; thence,

18. S.31°20'37"W, 80.14 feet to the southwesterly corner of Lot 10 on the northerly right-of-way line of Troulner Way; thence,  
 19. S.25°24'18"W, 50.00 feet to the southerly right-of-way line of N. Troulner Way; thence, along said line,  
 20. S.44°35'42"E, 41.94 feet to the most northerly corner of Lot 1, Block 3, of said Northridge Subdivision No. 3; thence, along the westerly line of said Lot 1,

21. S.30°44'31"W, 100.23 feet; thence, continuing along said westerly line,  
 22. S.00°05'19"W, 79.99 feet to the northerly line of Lot 1, Block 3, of Northridge Subdivision No. 3, according to the official plat thereof, recorded in Book 45 of Plots, at Pages 3503 and 3504, Ada County Records; thence, along the northerly line of said Lot 1, and the northerly line of Lots 79 through 85, Block 12, of said Footfalls East Subdivision No. 9,

23. N.89°22'20"W, 552.88 feet to the POINT OF BEGINNING. CONTAINING 8.66 Acres, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED THAT THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAN; THAT THE UNDERSIGNED DOES BY THESE PRESENTS DEEDS TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAN. THE UNDERSIGNED HEREBY WARRANTS THAT THE SAID STREETS ARE INTENDED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON.

ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM UNITED WATER IDAHO, A PUBLIC UTILITY SUBJECT TO THE SERVICE RATES AND REGULATIONS OF THE PUBLIC UTILITIES COMMISSION AND SAID WATER COMPANY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 5 DAY OF DECEMBER, 2001

ACCOMPLISHED BY 9 L.L.A., an Idaho limited liability corporation.  
 BY: [Signature]  
 SCOTT HINDAK, Notary

**ACKNOWLEDGMENT**  
 STATE OF IDAHO } S.S.  
 COUNTY OF ADA }

ON THIS 5 DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SCOTT HINDAK, KNOWN OR KNIGHTED TO ME TO BE A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.  
[Signature]  
 NOTARY PUBLIC FOR THE STATE OF IDAHO  
 12-5-01  
 1-26-03  
 MY COMMISSION EXPIRES



**TOOTHMAN-OFTON ENGINEERING COMPANY**  
 1777 CHURCH AVENUE  
 BOISE, IDAHO 83714  
 (208) 333-2268

# NORTHBRIDGE SUBDIVISION NO. 5 Book 83 p. 9129

**APPROVAL OF THE CITY COUNCIL**

I, THE UNDERSIGNED, CITY CLERK IN AND FOR BOISE CITY, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



*Janette J. Johnson*  
CITY CLERK - BOISE CITY, IDAHO

**SIGNATURE OF THE CITY ENGINEER**

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR BOISE CITY, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

*Mark D. ...*  
CITY ENGINEER - BOISE CITY, IDAHO

**CERTIFICATE OF THE COUNTY SURVEYOR**

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



*Steven J. Frisbie*  
IDAHO COUNTY SURVEYOR PELS 2020

**CERTIFICATE OF SURVEYOR**

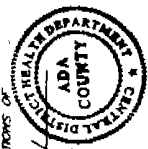
I, STEVEN J. FRISBIE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND PLUNG ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



STEVEN J. FRISBIE  
IDAHO NO. 8961

**APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT**

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OF HIS AGENT LISTING THE CONDITIONS OF APPROVAL.



*[Signature]*  
CENTRAL DISTRICT HEALTH DEPARTMENT

**ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.



*Henry R. Huber*  
ADA COUNTY HIGHWAY DISTRICT

**CERTIFICATE OF THE COUNTY TREASURER**

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1-309, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBMISSION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT (30) DAYS ONLY.



*Stephane Leuchs*  
COUNTY TREASURER

DATE 12-5-01

**CERTIFICATE OF THE COUNTY RECORDER**

STATE OF IDAHO }  
COUNTY OF ADA } S.S. PLAT COPY INSTRUMENT NO. 101129127

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF SCOTT FINLAY AT 8 MINUTES PAST 12 O'CLOCK P.M. ON THIS 16th DAY OF DECEMBER, 2001, AND WAS DULY RECORDED IN BOOK 83 OF PLATS AT PAGES 9116 THROUGH 9129. INSTRUMENT NUMBER 101129127

*K. Vaughn*  
DEPUTY

*J. David Navarre*  
EX OFFICIO RECORDER

TOOTHMAN-ORTON ENGINEERING COMPANY  
1772 COMMERCE BLVD  
BOISE, IDAHO 83714  
(208) 333-7888