

WESTDALE PARK SUBDIVISION

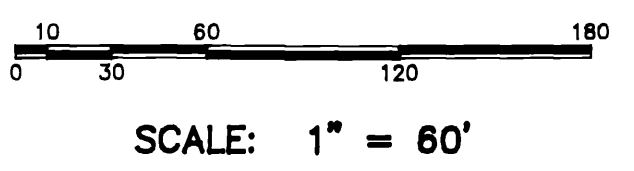
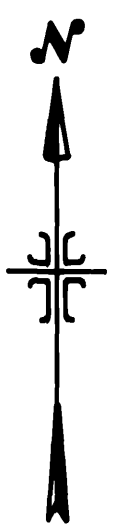
PLAT SHOWING
THE SOUTH 394.70 FEET
OF THE SE1/4 OF THE NE1/4,
SECTION 9
T.3N., R.1E., B.M.,
ADA COUNTY IDAHO
-1993-

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	20.00'	31.56'	28.39'	S 45°26'08" W	90°25'02"
C-2	4.50'	14.14'	9.00'	S 00°38'39" W	180°00'00"
C-3	20.00'	31.27'	28.18'	N 44°33'52" W	89°34'58"
C-4	530.00'	68.07'	68.02'	N 83°46'57" W	07°21'31"
C-5	530.00'	68.07'	68.02'	N 79°05'56" W	02°00'32"
C-6	500.00'	98.27'	98.12'	N 83°43'31" W	11°15'41"
C-7	470.00'	35.99'	35.98'	N 89°18'17" W	04°23'13"
C-8	470.00'	66.46'	66.40'	N 83°03'38" W	08°06'05"
C-9	470.00'	7.51'	7.51'	N 78°33'08" W	00°54'56"
C-10	640.00'	8.39'	8.39'	N 78°28'12" W	00°45'04"
C-11	640.00'	70.62'	70.58'	N 82°00'23" W	06°19'19"
C-12	640.00'	68.05'	68.01'	N 88°12'48" W	06°05'30"
C-13	640.00'	62.58'	62.55'	S 85°56'23" W	05°36'08"
C-14	610.00'	199.80'	198.91'	N 87°28'41" W	18°46'01"
C-15	580.00'	64.00'	63.97'	N 81°15'21" W	06°19'21"
C-16	580.00'	66.06'	66.03'	N 87°40'48" W	06°31'34"
C-17	580.00'	59.91'	59.88'	S 86°05'52" W	05°55'06"
C-18	293.78'	7.66'	7.66'	S 83°53'08" W	01°29'38"
C-19	293.78'	66.14'	66.00'	N 88°55'04" W	12°53'58"
C-20	293.78'	12.25'	12.25'	N 81°16'23" W	02°23'23"
C-21	268.78'	78.73'	78.45'	N 88°28'11" W	16°47'00"
C-22	243.78'	5.28'	5.28'	S 83°45'34" W	01°14'30"
C-23	243.78'	66.13'	65.92'	N 87°50'56" W	15°32'29"
C-24	325.00'	59.99'	59.90'	N 85°21'58" W	10°34'33"
C-25	325.00'	35.86'	35.85'	S 86°11'05" W	06°19'21"
C-26	300.00'	88.48'	88.16'	N 88°31'39" W	16°53'55"
C-27	275.00'	47.75'	47.69'	N 85°03'10" W	09°56'57"
C-28	275.00'	33.35'	33.33'	S 86°29'53" W	06°56'57"

C.P.#. INSTR. NO.
8210900

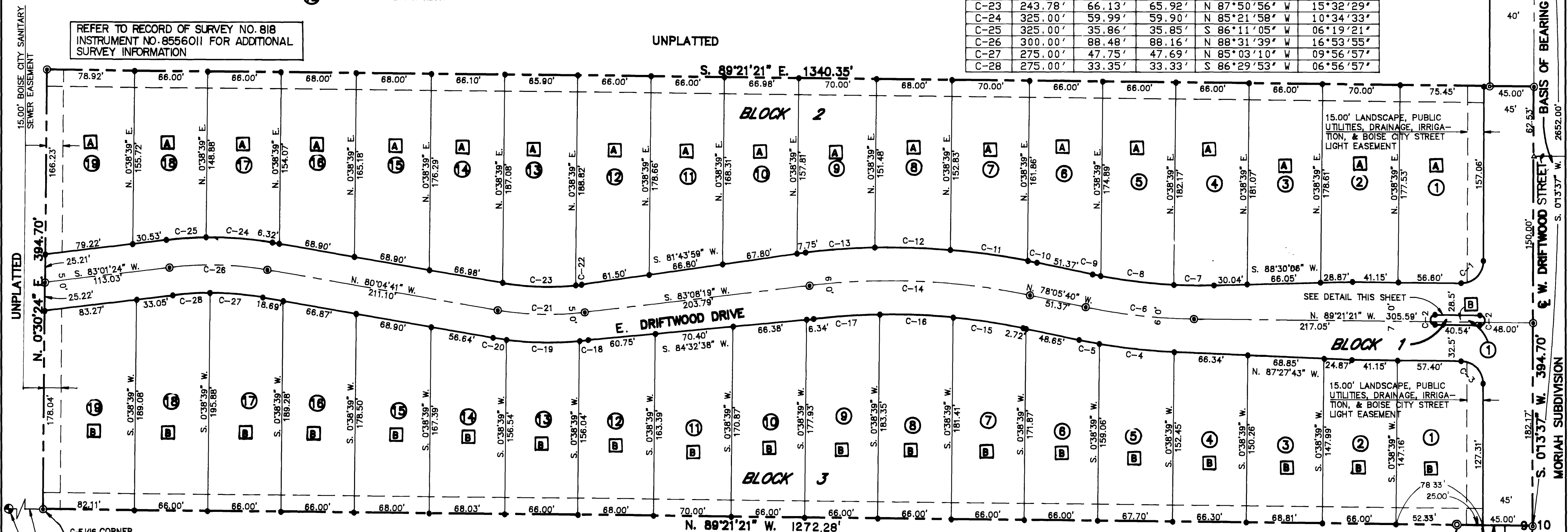


LEGEND

- ⊙ FOUND BRASS CAP
- ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- ⊙ FOUND 5/8" IRON PIN
- △ CALCULATED POINT
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 15' FROM PROPERTY LINE.
- CENTERLINE
- LOT LINE
- ⑫ LOT NUMBER

REFER TO RECORD OF SURVEY NO. 818
INSTRUMENT NO. 8556011 FOR ADDITIONAL
SURVEY INFORMATION

UNPLATTED



NOTES:

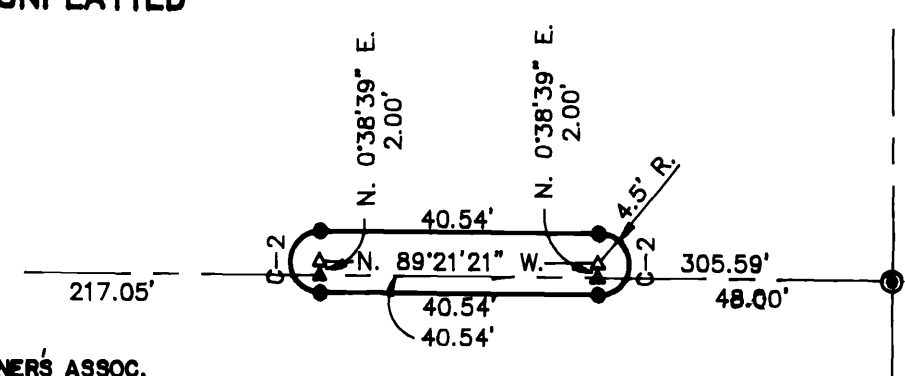
- 1) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- 2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT, EXCEPT AS NOTED.
- 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 5) EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT.
- 6) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 1, BLOCK 1, WHICH IS DESIGNATED AS A COMMON AREA LOT, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOC.
- 7) ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.
- 8) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 9342006 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 9) DIRECT LOT ACCESS TO CLOVERDALE ROAD IS PROHIBITED.
- 10) LOT 1, BLOCK 1 IS SUBJECT TO A BOISE CITY SANITARY SEWER EASEMENT.
- 11) THE ADJACENT PROPERTY TO THE SOUTH OF THIS SUBDIVISION IS ZONED M-1 (INDUSTRIAL); USES OF AN INDUSTRIAL CHARACTER MAY DEVELOP IN THAT AREA.

BOISE CITY SUBDIVISION ORDINANCE SOLAR LOT DESIGNATIONS

- A** SOLAR LOT
- B** SHADE RESTRICTED LOT

REAL POINT OF BEGINNING (INITIAL POINT)

SET 2" X 36" PIPE WITH 5/8" X 30" IRON PIN
WITNESS CORNER TO SOUTHEAST CORNER LOT 1, BLOCK 3
POINT NOT SET
N. 89°21'21" W.
70.00'
1/4 CORNER
C.P.#. INSTR. NO. 8309296



LOT 1, BLOCK 1 DETAIL
-NTS-

DEVELOPER:
MAX A. BOESIGER, INC.
BOISE, IDAHO

