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ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

727135TK

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=11 ANGIE STEELE  
PIONEER TITLE COMPANY OF ADA COUNTY

2020-158995  
11/19/2020 12:34 PM  
\$40.00

After Recording  
Return to:

The M3 Companies  
7033 E. Greenway Parkway, Suite 100  
Scottsdale, AZ 85254

FOR RECORDING INFORMATION

FIRST SUPPLEMENT TO  
MASTER DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
BOULDER POINT SUBDIVISION

This First Supplement to Master Declaration of Covenants, Conditions and Restrictions for Boulder Point Subdivision (this "First Supplement") is made this 19<sup>th</sup> day of November 2020 by M3 ID Boulder Heights, LLC, an Arizona limited liability company ("Grantor").

RECITALS

A. Grantor is the developer and owner of certain real property located in Ada County, Idaho, known as Boulder Point Subdivision, as more particularly described in that certain Master Declaration of Covenants, Conditions and Restrictions for Boulder Point Subdivision, recorded in Ada County, Idaho, on 11/19/2020, 20\_\_\_, as Instrument No. 2020-158994 (the "Master Declaration").

B. As noted in Section 2.2 of the Master Declaration, the Property is intended to be developed in phases, each of which shall be subject to the Master Declaration as amended or supplemented from time to time.

C. Grantor has caused to be recorded that certain plat identified as Boulder Heights Estates Subdivision No. 8, as filed in Book 119 of Plats at Pages 18453 through 18459, in Ada County, Idaho, on October 30, 2020, as Instrument No. 2020-148062 (the "Phase 1 Plat"), and more particularly described and depicted on Exhibit A attached hereto and made a part hereof (the "Phase 1 Property").

D. Grantor desires to supplement the Master Declaration, as permitted by Sections 1.1 and 2.2 of the Master Declaration, to confirm, and to declare that the Phase 1 Property, and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

NOW, THEREFORE, Grantor hereby declares that the Phase 1 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration and the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 1 Property, and to enhance the value, desirability, and attractiveness of the Phase 1 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 1 Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Phase 1 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 1 Property shall be subject to the following:

1. **Association and Voting.** The Phase 1 Property shall be part of Boulder Point Homeowners' Association, Inc. (the "**Association**"). The Phase 1 Property shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described therein.

2. **Design Review.** Any and all improvements shall be subject to review by the ACC, which review will be in accordance with the Architectural Guidelines, as the same may be amended from time to time, and all in accordance with the Master Declaration.

3. **Designation of Phase 1 Common Area.** The Common Area established in the Phase 1 Property consists of those lots so designated on the Phase 1 Plat, including: Lot 1 in Block 10; Lots 1 and 20 in Block 11; Lots 7 and 11 in Block 12; Lot 1 in Block 13; and Lot 1 in Block 14. Said Common Area shall be maintained by the Association in accordance with the Master Declaration.

4. **Storm Drain Maintenance.** Light maintenance of the ACHD storm drain system located on Lot 1 of Block 11, and Lot 1 of Block 13, of the plat of Boulder Heights Estates Subdivision No. 8 shall be provided by the Association as further set forth in the Master Declaration.

5. **No Additional Changes.** Except as supplemented by this First Supplement, the Master Declaration shall remain unchanged and in full force and effect.

6. **Effect of Supplement.** This First Supplement shall be binding upon and inure to the benefit of Grantor, all Owners of a Building Lot, and their successors and assigns. If there is any conflict between the terms of this First Supplement and the Master Declaration, this First Supplement shall control.

*[end of text – signature on following page]*



**Exhibit A**

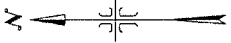
**Plat of Boulder Heights Estates Subdivision No. 8**

# PLAT SHOWING BOULDER HEIGHTS ESTATES SUBDIVISION NO. 8

SITUATED WITHIN THE W 1/2 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 19,  
TOWNSHIP 3 NORTH, RANGE 3 EAST, B.M., CITY OF BOISE, ADA COUNTY, IDAHO  
2020

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	16.74	170.50	N89°30'46"W	16.73
C2	48.17	128.50	211°8'42"	47.89
C3	24.18	140.50	9°51'37"	24.15
C4	42.28	120.50	S39°06'24"W	42.04
C5	308.66	195.50	88°32'26"	278.17
C6	266.65	420.50	N22°46'24"W	262.20
C7	256.11	225.00	85°13'04"	242.51
C8	43.14	20.00	123°34'48"	35.25
C9	24.81	18.12	8°45'07"	24.59
C10	47.88	150.00	181°6'36"	47.85
C11	25.07	146.00	9°50'21"	25.04

SCALE: 1" = 200'



### LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND ILLEGIBLE ALUMINUM CAP MONUMENT
- ADDED "PLS 11779 2020" TO CAP
- FOUND 5/8" IRON PIN, PLS 7015, UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN, PLS 7015, REMOVED BY CONSTRUCTION, RESET 5/8" IRON PIN WITH CAP, PLS 11779
- FOUND 1" STEEL PIN MONUMENT ADDED ALUMINUM WASHER, PLS 11779
- FOUND 1/2" IRON PIN NO CAP/ILLEGIBLE, RESET 5/8" IRON PIN, PLS 11779
- SET 5/8" IRON PIN WITH CAP, PLS 11779
- SET 5/8" IRON PIN WITNESS CORNER, AS NOTED, ADDED "PLS 11779 2020" MONUMENT, AS NOTED, MARKED "PLS 11779 R.M."
- W.C.
- R.M.
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- ADJOINING SUBDIVISION BOUNDARY LINE
- SURVEY TIE LINE
- LOT NO.

### SURVEYORS NARRATIVE:

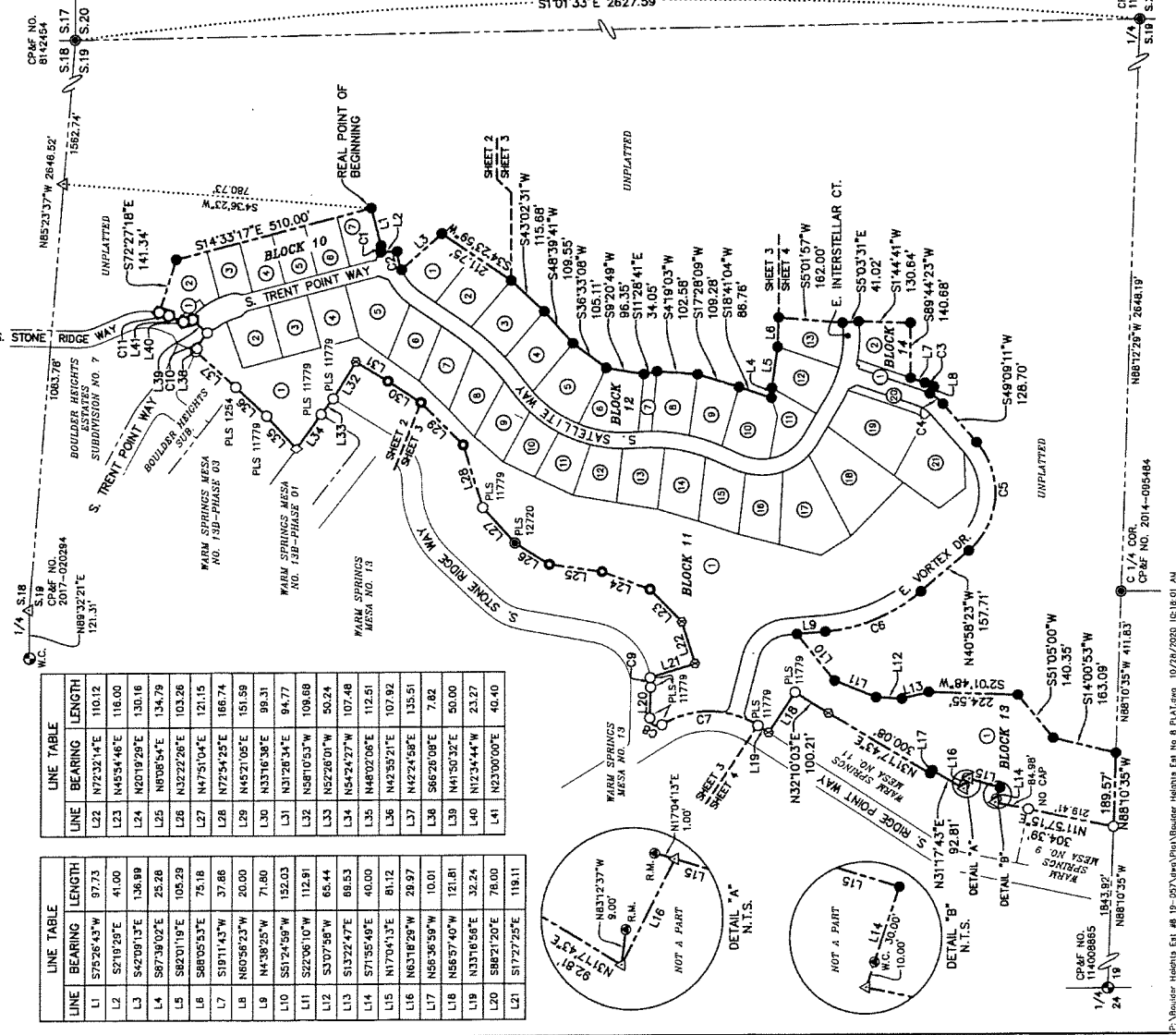
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON, THE PROPERTY IS WARM SPRINGS MESA NO. 11 AS FILED IN BOOK 38 OF PLATS AT PAGES 3243 AND 3244, WARM SPRINGS MESA NO. 13 AS FILED IN BOOK 45 OF PLATS AT PAGES 3725 AND 3726, WARM SPRINGS MESA NO. 13B-PHASE 1 AS FILED IN BOOK 55 OF PLATS AT PAGES 5060 AND 5061, WARM SPRINGS MESA NO. 13B-PHASE 2 AS FILED IN BOOK 59 OF PLATS AT PAGES 5405 AND 5406, BOULDER HEIGHTS ESTATES SUBDIVISION NO. 7 AS FILED IN BOOK 111 OF PLATS AT PAGES 18091 THROUGH 18098, A PORTION OF THE PROPERTY SHOWN ON RECORD OF SURVEY NO. 8646, RECORDED ON OCTOBER 6, 2004 AS 11888, RECORDED ON DECEMBER 31, 2018 AS INSTRUMENT NO. 2018-122184, RECORDS OF ADA COUNTY, IDAHO. THE RECORD BEARING OF S101°33'E AS SHOWN ON THE ABOVE MENTIONED RECORD OF SURVEYS WAS USED FOR THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 19, T.3N., R.3E. B.M. THESE POINTS IDENTIFY THE CORNERS OF THE BOUNDARY LINE OF THE MONUMENTATION BOUNDARY LINE OF THE SUBDIVISION. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE MONUMENTATION BOUNDARY LINE OF THIS PLAT WERE HELD AS CONTROLLING CORNERS. ALL OTHER SUBDIVISION BOUNDARY LINES ESTABLISHED BY THIS PLAT.

### REFERENCE DOCUMENTS

ROS# 281, 1414, 8646, 11154, 11064, & 11688  
 WS MESA SUB. NO. 8, BK 26 PG 1854-1855, WS MESA SUB. NO. 8A, BK 55 PG 5034-5035,  
 WS MESA SUB. NO. 9, BK 30 PG 1874-1875, WS MESA SUB. NO. 11, BK 39 PG 3233-3234,  
 WS MESA SUB. NO. 13, BK 45 PG 3725-3726, WS MESA SUB. NO. 13B-PH1, BK 55 PG 5060-5061,  
 WS MESA SUB. NO. 13B-PH2, BK 55 PG 5079-5080, BOULDER HEIGHTS SUB. BK 59 PG 5805-5806  
 BOULDER HEIGHTS ESTATES SUB. NO. 5, BK 106 PG 14572-14576, & BOULDER HEIGHTS ESTATES SUB.  
 SUB. NO. 7, BK 111 PG 18091-18098  
 DEED'S: 95083706, 101013315, 111018726, 113127051, 2016-111156, & 2017-011863



SEE SHEET 5 FOR NOTES



LINE	BEARING	LENGTH
L1	S75°26'43"W	97.73
L2	S2°19'29"E	41.00
L3	S42°09'13"E	136.89
L4	S87°38'02"E	25.28
L5	S82°01'19"E	105.29
L6	S88°05'53"E	75.18
L7	S19°11'43"W	37.86
L8	N60°56'23"W	20.00
L9	N4°38'25"W	71.80
L10	S31°24'59"W	152.03
L11	S22°06'10"W	112.91
L12	S37°58'58"W	65.44
L13	S13°22'47"E	88.53
L14	S71°55'49"E	40.00
L15	N17°04'13"E	81.12
L16	N83°18'28"W	28.87
L17	N65°35'59"W	10.01
L18	N58°57'40"W	121.81
L19	N33°16'56"E	32.24
L20	S88°21'20"E	78.00
L21	S17°27'25"E	119.11

LINE	BEARING	LENGTH
L22	N72°32'14"E	110.12
L23	N4°54'46"E	118.00
L24	N20°19'29"E	130.16
L25	N8°08'54"E	134.79
L26	N32°22'28"E	103.26
L27	N47°51'04"E	121.15
L28	N72°54'25"E	166.74
L29	N45°21'05"E	151.59
L30	N3°16'36"E	99.31
L31	N37°28'34"E	94.77
L32	N58°10'53"W	108.68
L33	N52°28'01"W	50.24
L34	N54°24'27"W	107.48
L35	N48°02'06"E	112.51
L36	N42°53'21"E	107.92
L37	N42°24'56"E	135.51
L38	S68°28'08"E	7.88
L39	N41°50'32"E	50.00
L40	N12°34'44"W	23.27
L41	N23°00'00"E	40.40

IDAHO SURVEY GROUP, LLC  
 JOB NO. 19-057  
 SHEET 1 OF 7

CP&F NO. 114008863  
 S.181 S.20

CP&F NO. 2014-098464  
 S.181 S.20

CP&F NO. 114008863  
 S.181 S.20

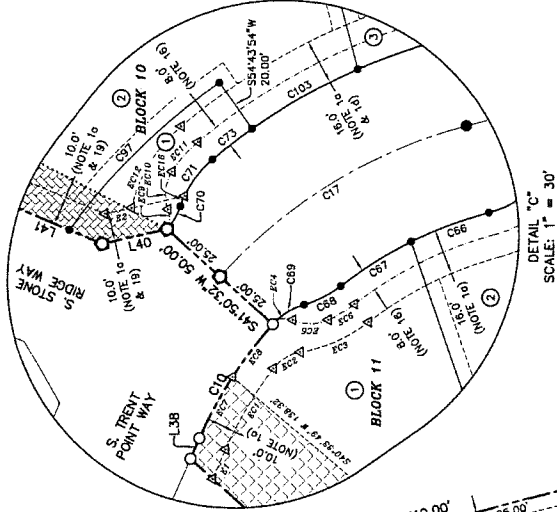
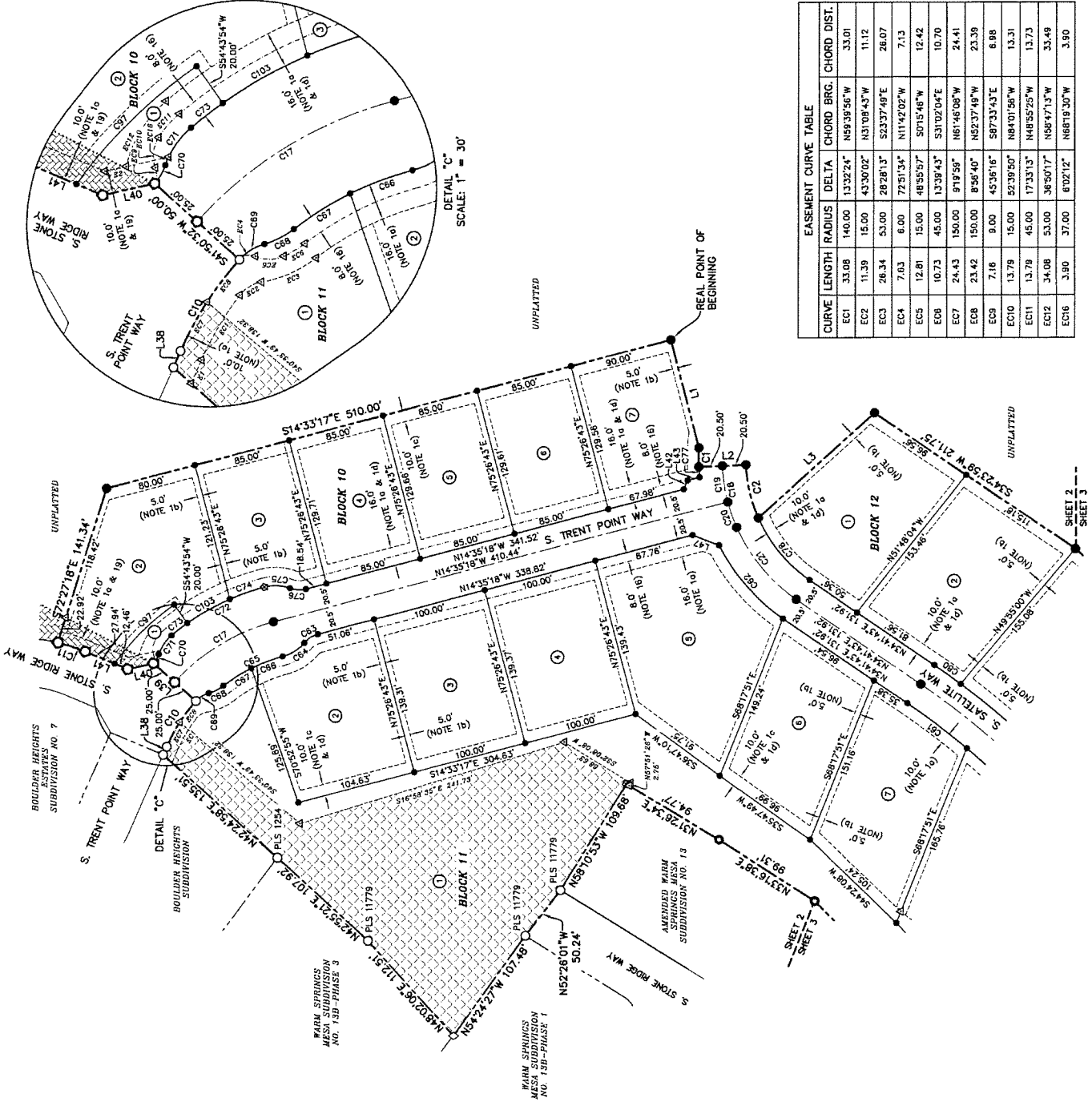
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 S.181 S.20

CP&F NO. 114008863  
 S.181 S.20

CP&F NO. 2014-098464  
 S.181 S.20

CP&F NO. 114008863  
 S.181 S.20

# BOULDER HEIGHTS ESTATES SUBDIVISION NO. 8



### LEGEND

- FOUND 5/8" IRON PIN, PLS 7015, UNLESS OTHERWISE NOTED
- ◐ FOUND 5/8" IRON PIN, PLS 7015, REMOVED BY CONSTRUCTION, RESET 5/8" IRON PIN WITH CAP, PLS 11779
- ◑ FOUND 1/2" IRON PIN, NO CAP/ALLEGIBLE, RESET 5/8" IRON PIN, PLS 11779
- FOUND ALUMINUM CAP MONUMENT
- ◊ FOUND ILLEGIBLE ALUMINUM CAP MONUMENT ADDED "PLS 11779 2020" TO CAP
- ◌ FOUND 1" STEEL PIN MONUMENT ADDED ALUMINUM WASHER, PLS 11779
- SET 1/2 IRON PIN WITH CAP, PLS 11779
- SET 5/8" IRON PIN WITH CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- △ CALCULATED POINT

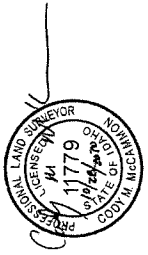
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- SIDEWALK EASEMENT LINE
- ACHD STORM WATER DRAINAGE EASEMENT (NOTE 11)
- ACHD SLOPE EASEMENT (NOTE 12)

NO. 43 537 E 100.00'

LINE	BEARING	LENGTH
E1	N86°26'08"W	11.24
E2	S12°34'44"E	9.52

CURVE LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
EC1	33.08	140.00	133°22'4"	N59°39'56"W 33.01
EC2	11.39	15.00	43°30'02"	N31°08'43"W 11.12
EC3	26.34	53.00	28°28'13"	S23°37'49"E 26.07
EC4	7.03	6.00	72°51'34"	N11°42'02"W 7.13
EC5	12.81	15.00	49°55'57"	S07°54'48"W 12.42
EC6	10.73	45.00	13°39'43"	S31°02'04"E 10.70
EC7	24.43	150.00	91°19'58"	N61°46'08"W 24.41
EC8	23.42	150.00	8°58'40"	N52°37'49"W 23.39
EC9	7.16	9.00	45°35'16"	S87°33'43"E 6.88
EC10	13.79	15.00	52°39'50"	N64°01'56"W 13.31
EC11	13.78	45.00	17°33'13"	N49°55'25"W 13.73
EC12	34.08	53.00	36°50'17"	N56°47'13"W 33.49
EC16	3.90	37.00	67°21'12"	N68°19'30"W 3.90

SEE SHEET 5 FOR NOTES AND LOT LINE/CURVE DATA TABLE



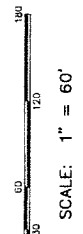
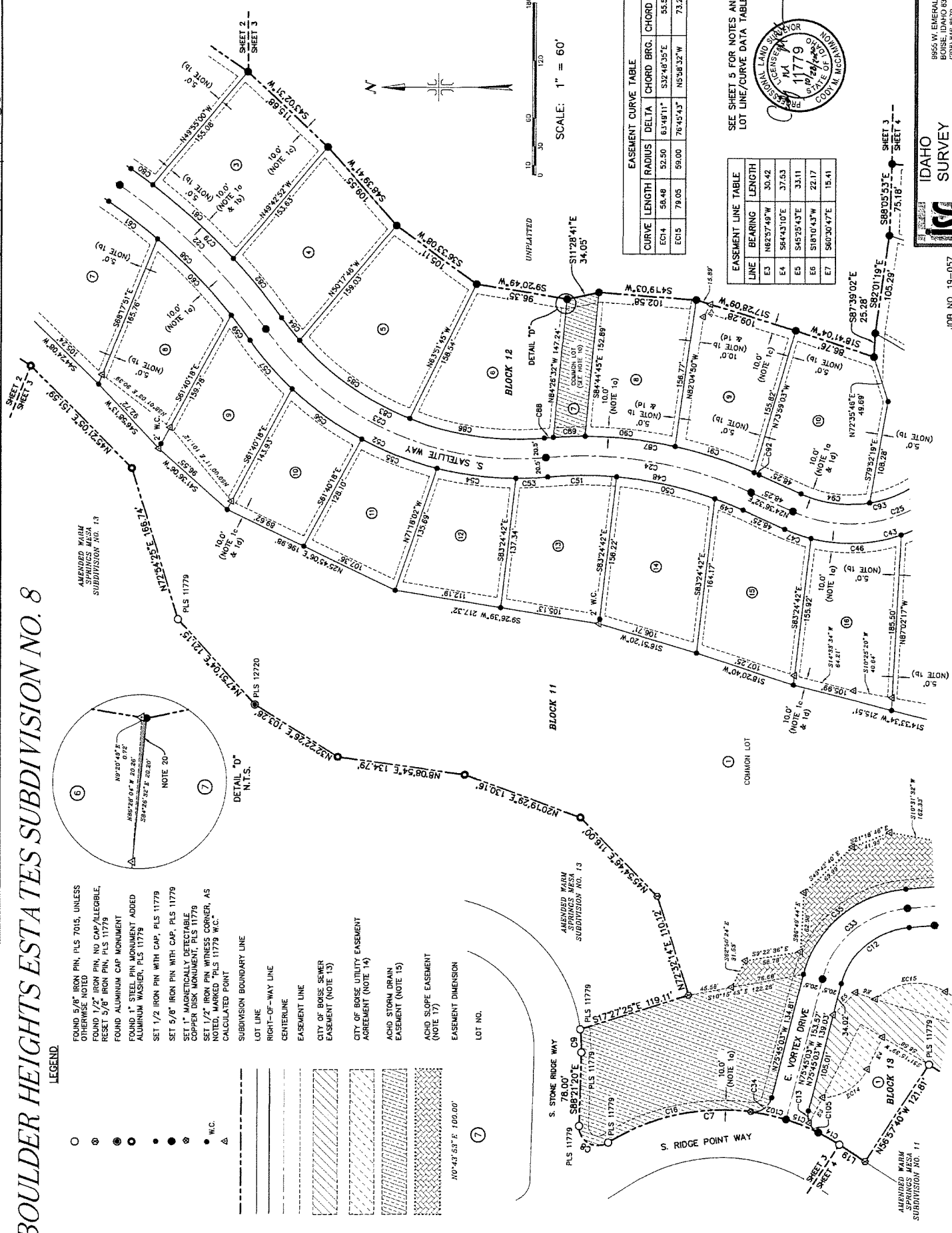
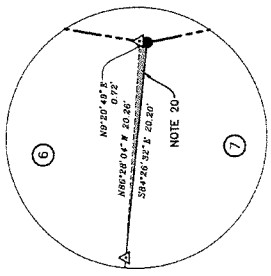
IDAHO SURVEY GROUP, LLC

BK 119 P4 18455

# BOULDER HEIGHTS ESTATES SUBDIVISION NO. 8

## LEGEND

- FOUND 5/8" IRON PIN, PLS 7015, UNLESS OTHERWISE NOTED
  - ⊙ FOUND 1/2" IRON PIN, NO CAP/ALLEGIBLE, RESET 5/8" IRON PIN, PLS 11779
  - ⊙ FOUND ALUMINUM CAP MONUMENT
  - ⊙ FOUND 1" STEEL PIN MONUMENT ADDED ALUMINUM WASHER, PLS 11779
  - SET 1/2 IRON PIN WITH CAP, PLS 11779
  - SET 5/8" IRON PIN WITH CAP, PLS 11779
  - SET 1" MARKETALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
  - SET 1/2" IRON PIN WITNESS CORNER, AS NOTED, MARKED "PLS 11779 W.C."
  - W.C.
  - △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - CITY OF BOISE SEWER EASEMENT (NOTE 13)
  - CITY OF BOISE UTILITY EASEMENT AGREEMENT (NOTE 14)
  - ACQUA STORM DRAIN EASEMENT (NOTE 15)
  - ACQUA SLOPE EASEMENT (NOTE 17)
  - EASEMENT DIMENSION



SCALE: 1" = 60'

EASEMENT CURVE TABLE			
CURVE LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
EG4	52.50	81°48'11"	55.50
EC15	79.05	76°45'43"	73.26

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E3	N62°57'48"W	30.42
E4	S84°43'10"E	37.63
E5	S45°29'43"E	33.11
E6	S10°10'43"W	22.17
E7	S60°30'47"E	15.41

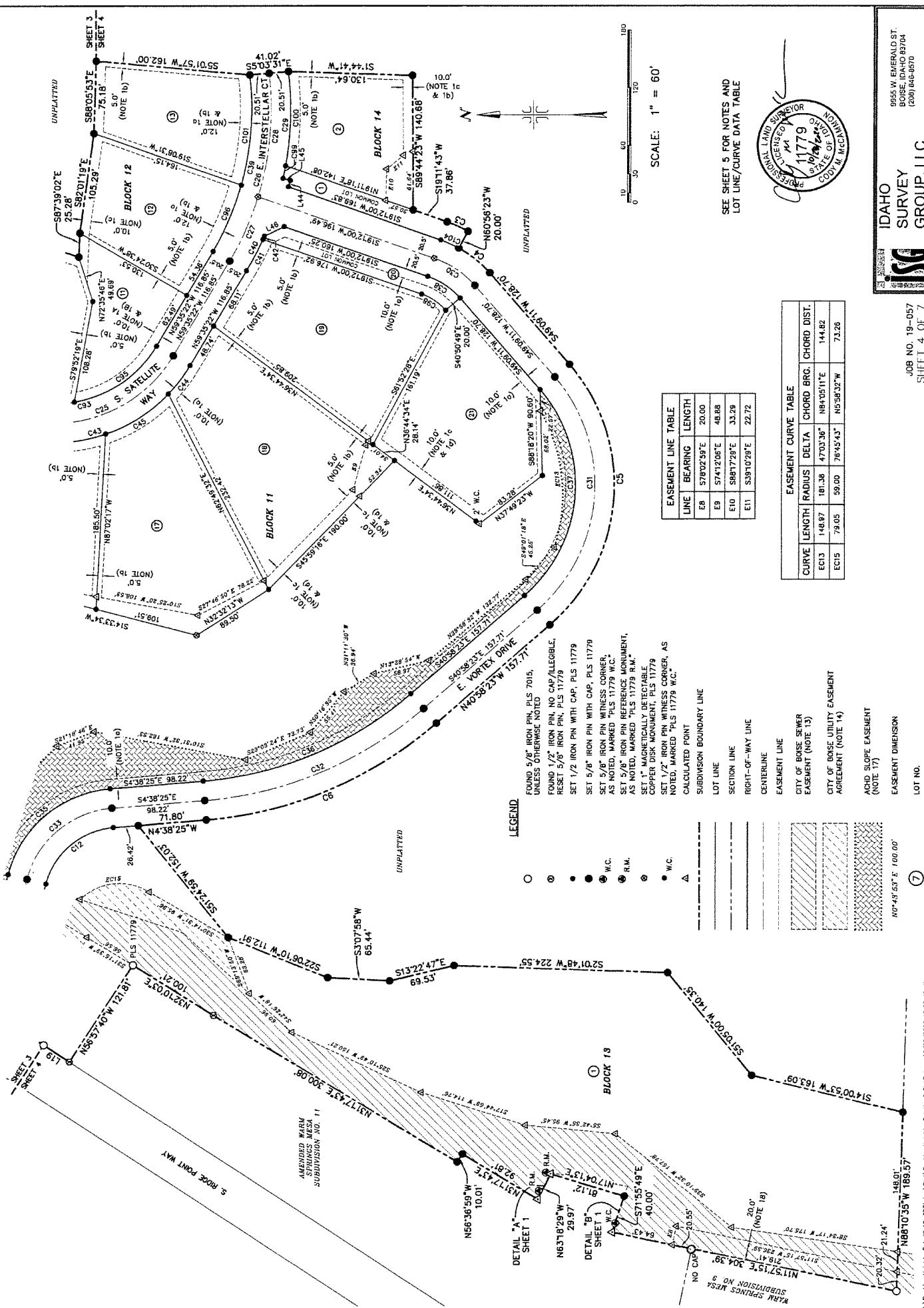
SEE SHEET 5 FOR NOTES AND LOT LINE/CURVE DATA TABLE



8955 W. EMERALD ST.  
BOISE, ID 83704  
(208) 486-8676

JOB NO. 19-057  
SHEET 3 OF 7

# BOULDER HEIGHTS ESTATES SUBDIVISION NO. 8



### LEGEND

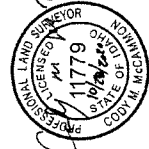
- FOUND 5/8" IRON PIN, PLS 7015, UNLESS OTHERWISE NOTED
- ⊙ FOUND 1/2" IRON PIN, NO CAP/ALLEGIBLE, RESET 5/8" IRON PIN, PLS 1179
- SET 1/2" IRON PIN WITH CAP, PLS 1179
- SET 5/8" IRON PIN WITH CAP, PLS 1179
- SET 5/8" IRON PIN WITNESS CORNER, AS NOTED, MARKED "PLS 1179 W.C."
- SET 5/8" IRON PIN REFERENCE MONUMENT, AS NOTED, MARKED "PLS 1179 R.M."
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 1179
- SET 1/2" IRON PIN WITNESS CORNER, AS NOTED, MARKED "PLS 1179 W.C."
- ▲ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- CITY OF BOISE SEWER EASEMENT (NOTE 15)
- CITY OF BOISE UTILITY EASEMENT AGREEMENT (NOTE 14)
- ACHD SLOPE EASEMENT (NOTE 17)
- EASEMENT DIMENSION
- LOT NO. 7

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EB	S78°02'59"E	20.00
EB	S74°12'05"E	48.88
E10	S88°17'29"E	33.28
E11	S39°10'29"E	22.72

EASEMENT CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	CHORD BRG. CHORD DIST.
EC13	148.97	181.38	47°03'36" N84°05'11"E 144.82
EC15	73.05	59.00	78°45'43" N5°58'32"W 73.26

SCALE: 1" = 60'

SEE SHEET 5 FOR NOTES AND LOT LINE/CURVE DATA TABLE



IDAHO SURVEY GROUP, LLC

JOB NO. 19-057  
SHEET 4 OF 7

1005 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 945-0570

3. Boulder Heights Est. 18 10-2523-2004\Boulder Heights Est. No. 8 PLOT.dwg 10/28/2020 10:25:46 AM



BK 119 Pg 18457

# BOULDER HEIGHTS ESTATES SUBDIVISION NO. 8

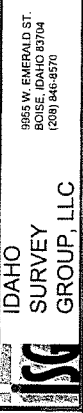
## NOTES

- (G) A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND BOISE CITY STREET LIGHT EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC EASEMENT. THE EASEMENT SHALL BE FIVE (5) FEET WIDE PROPERTY DRAINAGE EASEMENT AND FIVE (5) FEET WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT. (H) A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG REAR LOT LINES UNLESS OTHERWISE SHOWN. (I) A PRIVATE ROOF DRAIN EASEMENT IS HEREBY RESERVED AS REFERENCED AND DELINEATED HEREON LOTS 2-7, BLOCK 10; LOTS 2-19 AND 21, BLOCK 11; LOTS 1-8, 10, 12 AND 13, BLOCK 12; LOTS 2, BLOCK 14 FOR THE INSTALLATION AND MAINTENANCE OF A PRIVATE ROOF DRAIN SYSTEM OR AS SPECIFICALLY APPROVED BY CUPO2-00647 AND CUPO2-00006.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUPO2-00647 AND CUPO2-00006.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT (OR AS SPECIFICALLY APPROVED BY CUPO2-00047).
- INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE CITY HILLSIDE AND FOOTBALL AREAS DEVELOPMENT ORDINANCE (BOCC 11-07-08 THROUGH 11-07-09), INTERNATIONAL BUILDING CODE CHAPTER 18 AND APPENDIX J AS MODIFIED BY BOISE CITY CODE CHAPTER 9-1 AND THE CONDITIONS OF APPROVAL FOR CH02-00008.
- LOT 1, BLOCK 10, LOTS 1 AND 20, BLOCK 11, LOTS 7 AND 11, BLOCK 12, LOT 1, BLOCK 13, AND LOT 1, BLOCK 14, ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE BOULDER POINT HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 31-3805, DELIVERY OF WATER. THIS SUBDIVISION IS LOCATED IN AREA "A" OF THE MIDLAND URBAN INTERFACE CODE AND THE PROPERTY DEVELOPMENT AND CONSTRUCTION OF THE STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF BOISE CITY CODE SECTION 7-01-88.
- OPEN SPACE HAS BEEN DEED TO THE CITY OF BOISE PARKS REDEVELOPMENT BY A QUITS ASS DEED RECORDED ON OCTOBER 8, 2020 AS INSTRUMENT NO. 2020-134761. RECORDS OF ADA COUNTY, IDAHO AND IS NOT SUBJECT TO THE HOMEOWNERS ASSOCIATION RULES OR FEES PURSUANT TO THE TERMS OF THE DEVELOPMENT AGREEMENT (CAR00-00021/DA).
- A ROOF DRAIN EASEMENT IS HEREBY RESERVED TO THE BOULDER POINT HOMEOWNERS ASSOCIATION ACROSS ALL OF LOT 1, BLOCK 10, LOT 1, AND 20, BLOCK 11, LOTS 7 AND 11, LOTS 2-19 AND 21, BLOCK 12, LOTS 1-8, 10, 12 AND 13, BLOCK 12, LOT 1, BLOCK 14 FOR THE INSTALLATION AND MAINTENANCE OF A PRIVATE ROOF DRAIN SYSTEM.
- LOT 1, BLOCK 12 IS SUBJECT TO A BLANKET BOISE CITY SANITARY SEWER EASEMENT.
- EXISTING ACHD STORM WATER DRAINAGE EASEMENT PER INSTRUMENT NO. 2018-050185.
- EXISTING ACHD SLOPE EASEMENT PER INSTRUMENT NO. 2017-006784 AND 2017-018007.
- EXISTING CITY OF BOISE SEWER EASEMENT PER INSTRUMENT NO. 102016472. ONLY THE PORTION OF SAID EASEMENT LYING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHOWN HEREON.
- EXISTING CITY OF BOISE UTILITY EASEMENT AGREEMENT PER INSTRUMENT NO. 2019-058183.
- ALL OF LOT 1, BLOCK 11, LOT 1, BLOCK 12 AND PORTIONS OF LOT 1, BLOCK 13 IS SERVED BY AND CONTAINS AN ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT INSTRUMENT NO. 2019-058183. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE MASTER EASEMENT AND INCORPORATED HEREIN BY THIS REFERENCE AS THE SET FORTH IN FULL BY SAID MASTER EASEMENT. THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- EXISTING SIDEWALK EASEMENT PER INSTRUMENT NO. 2020-040731.
- EXISTING ACHD SLOPE EASEMENT PER INSTRUMENT NO. 2020-042687.
- EXISTING IDAHO POWER EASEMENT PER INSTRUMENT NO. 2015-014732.
- EXISTING SUEZ WATER IDAHO EASEMENT PER INSTRUMENT NO. 2019-101032.
- SEE CITY OF BOISE PERMANENT OPERATION AND MAINTENANCE AGREEMENT INSTRUMENT NO. 2020-042995.
- THIS SUBDIVISION IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BOULDER POINT SUBDIVISION RECORDED IN CONJUNCTION WITH THIS PLAT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.	CHORD DIST.
C1	16.74	170.50	53727"	N893046"W	16.73	16.73
C2	48.17	128.50	171842"	S770710"W	47.89	47.89
C3	24.18	140.50	95477"	S240748"W	24.15	24.15
C4	42.28	120.50	200534"	S390824"W	42.04	42.04
C5	306.86	195.50	865228"	N855436"W	276.17	276.17
C6	296.85	420.50	361957"	N224824"W	282.20	282.20
C7	258.11	225.00	651304"	N040242"W	242.51	242.51
C8	43.14	20.00	1233448"	N295116"E	35.25	35.25
C9	24.61	161.12	845407"	N871670"E	24.59	24.59
C10	47.55	150.00	181638"	S571748"E	47.65	47.65
C11	25.07	166.00	95021"	N180450"E	25.04	25.04
C12	98.67	79.50	710638"	N401144"W	92.48	92.48
C13	13.19	20.00	374743"	S852108"W	12.96	12.96
C14	25.82	225.00	63122"	N300115"E	25.80	25.80
C15	155.66	225.00	381820"	N120658"W	152.58	152.58
C16	102.53	175.00	333410"	N312223"W	101.07	101.07
C17	55.79	150.00	216142"	S770710"W	55.47	55.47
C18	32.02	150.00	121348"	S81337"W	31.36	31.36
C19	82.91	150.00	314006"	S503146"W	81.88	81.88
C20	218.08	925.00	195931"	N441128"E	216.97	216.97
C21	37.60	325.00	549330"	S244356"W	37.45	37.45
C22	221.27	425.00	284950"	N94139"E	218.78	218.78
C23	211.81	144.00	841155"	S172925"E	193.08	193.08
C24	204.40	315.00	371041"	S781043"E	200.83	200.83
C25	74.03	315.00	132758"	S661920"E	73.86	73.86
C26	130.37	315.00	234245"	S845414"E	128.44	128.44
C27	111.91	335.50	190640"	S870827"E	111.39	111.39
C28	52.28	100.00	295711"	N341036"E	51.68	51.68
C29	274.50	175.00	885228"	S855436"E	247.22	247.22
C30	253.65	400.00	361957"	S224824"E	248.42	248.42
C31	124.11	100.00	710638"	N401144"W	116.30	116.30
C32	28.13	20.00	837715"	S340128"E	28.82	28.82
C33	149.55	120.50	710638"	N401144"W	140.14	140.14
C34	240.85	379.50	361957"	S224824"E	238.84	238.84
C35	242.35	154.50	895228"	S855436"E	218.26	218.26
C36	41.56	79.50	295711"	N341036"E	41.09	41.09
C37	191.71	294.50	171750"	S781177"E	188.34	188.34
C38	41.32	335.50	70329"	S630705"E	41.30	41.30
C39	37.51	335.50	865228"	S855436"E	37.49	37.49
C40	3.82	335.50	03907"	S661914"E	3.82	3.82
C41	241.74	164.50	317203"	S172925"E	220.57	220.57
C42	37.93	164.50	131238"	S225803"E	37.84	37.84
C43	78.81	164.50	272657"	S323916"E	78.08	78.08
C44	95.70	164.50	332003"	S21546"E	94.36	94.36
C45	28.30	164.50	102121"	S193024"W	28.26	28.26
C46	20.60	404.50	294950"	N84138"E	208.23	208.23
C47	31.80	404.50	43016"	N222125"E	31.79	31.79
C48	105.88	404.50	145953"	N123620"E	105.58	105.58
C49	381.25	345.50	529207"	S244356"W	345.02	345.02
C50	381.25	345.50	529207"	S244356"W	345.02	345.02
C51	33.10	345.50	529207"	S244356"W	33.09	33.09

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.	CHORD DIST.
C54	83.79	345.50	135343"	S77255"W	83.59	83.59
C55	85.42	345.50	140955"	S211444"W	85.20	85.20
C56	90.56	345.50	150108"	S355010"W	90.31	90.31
C57	68.38	345.50	112024"	S490101"W	68.27	68.27
C58	33.02	604.50	195931"	N444128"E	208.86	208.86
C59	112.57	604.50	330837"	N530685"E	33.16	33.16
C60	65.19	604.50	104011"	N481231"E	112.41	112.41
C61	65.19	604.50	61043"	N374704"E	65.16	65.16
C62	86.11	170.50	285616"	S480951"W	85.20	85.20
C63	14.15	23.00	351451"	N321244"W	13.93	13.93
C64	22.76	37.00	351451"	S321244"E	22.40	22.40
C65	58.30	143.50	231837"	N281337"W	57.90	57.90
C66	28.15	143.50	113819"	N202428"W	28.10	28.10
C67	14.35	37.00	221318"	S264516"E	14.26	14.26
C68	13.05	23.00	323051"	N315403"W	12.88	12.88
C69	13.05	23.00	323051"	N315403"W	12.88	12.88
C70	21.15	37.00	311147"	N554442"W	19.90	19.90
C71	82.12	206.50	293330"	N272203"W	91.35	91.35
C72	31.86	206.50	85202"	N180118"W	31.93	31.93
C73	22.76	37.00	351451"	N30207"E	22.40	22.40
C74	14.15	23.00	351451"	S30207"W	13.93	13.93
C75	14.15	23.00	351451"	S30207"W	13.93	13.93
C76	14.15	23.00	351451"	S30207"W	13.93	13.93
C77	22.76	37.00	311147"	N554442"W	19.90	19.90
C78	225.23	645.50	195931"	N444128"E	224.09	224.09
C79	28.45	645.50	23130"	N35728"E	28.44	28.44
C80	115.23	645.50	107340"	N422003"E	115.07	115.07
C81	81.56	645.50	71421"	N510403"E	81.50	81.50
C82	318.39	304.50	895430"	S244356"W	304.08	304.08
C83	30.57	304.50	545404"	S514841"W	30.55	30.55
C84	143.88	304.50	270419"	S352359"W	142.54	142.54
C85	143.94	304.50	270507"	S81816"W	142.61	142.61
C86	231.94	445.50	294950"	N94138"E	228.33	228.33
C87	8.57	445.50	11351"	N43822"W	8.57	8.57
C88	33.66	445.50	41943"	N14834"W	33.65	33.65
C89	95.48	445.50	121645"	N82840"E	95.29	95.29
C90	87.37	445.50	114122"	N181408"E	87.23	87.23
C91	5.87	445.50	04518"	N241353"E	5.87	5.87
C92	181.49	123.50	841155"	S172825"E	185.59	185.59
C93	74.49	123.50	340538"	S73343"W	72.41	72.41
C94	108.00	123.50	500817"	S342214"E	104.59	104.59
C95	75.87	294.50	164541"	S665813"E	75.66	75.66
C96	31.11	99.50	144221"	N443716"W	31.02	31.02
C97	115.83	335.50	21848"	S88151"E	115.09	115.09
C98	98.36	335.50	164752"	S88151"E	98.01	98.01
C99	135.55	335.50	164752"	S88151"E	135.54	135.54
C100	115.83	294.50	223209"	S653707"E	115.09	115.09
C101	36.28	225.00	944355"	N123439"E	36.24	36.24
C102	42.57	206.50	114845"	N292143"W	42.50	42.50
C103	20.74	120.50	91937"	N240749"E	20.71	20.71
C104	13.86	20.00	394140"	S463624"W	13.58	13.58

LINE TABLE		
LINE	BEARING	LENGTH
L1	S752643"W	87.73
L2	S271929"E	41.00
L3	S420913"E	136.99
L4	S873910"E	23.28
L5	S820119"E	105.29
L6	S880555"E	75.18
L7	S191143"W	37.86
L8	N603623"W	20.00
L9	N453925"W	71.80
L10	S512459"W	152.03
L11	S220810"W	112.91
L12	S30748"W	85.44
L13	S132247"E	89.53
L14	S715549"E	40.00
L15	N170413"E	81.12
L16	N831628"W	29.97
L17	N563659"W	10.01
L18	N659740"W	121.81
L19	N331656"E	32.24
L20	S882120"E	78.00
L21	S172725"E	118.11
L22	N723214"E	110.12
L23	N455448"E	116.00
L24	N201929"E	130.16
L25	N62984"E	134.79
L26	N322276"E	103.26
L27	N475104"E	121.15
L28	N725425"E	166.74
L29	N452105"E	151.59
L30	N331638"E	89.31
L31	N312634"E	94.77
L32	N581033"W	109.68
L33	N522601"W	50.24
L34	N542427"W	107.48
L35	N480208"E	112.51
L36	N425458"E	107.92
L37	N425458"E	135.51
L38	S682608"E	7.82
L39	N413032"E	90.00
L40	N123444"W	23.40
L41	N230000"E	40.40
L42	S680520"E	8.36
L43	N143518"W	10.76
L44	S734208"E	6.96
L45	S16752"W	7.80
L46	S252641"E	23.03
L47	N210228"E	24.71



IDAHO SURVEY GROUP, LLC  
 JOB NO. 19-057  
 SHEET 5 OF 7



# BOULDER HEIGHTS ESTATES SUBDIVISION NO. 8

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT  
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS  
ON THE 3 DAY OF October, 2020



*[Signature]*  
PRESIDENT, ACHD  
Signed by Grace S. Wong,  
Director for President

### APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON  
THE 3 DAY OF October, 2020 AT 10:00 AM IN THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN  
ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.



*[Signature]*  
CENTRAL DISTRICT HEALTH DEPARTMENT  
DATE 2.26.2020

### APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS  
PLAT.

*[Signature]*  
BOISE CITY ENGINEER  
PE# 11185  
DATE 10.22.2020

### 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 THE 17th DAY OF September, 2019, THIS PLAT WAS  
DULY ACCEPTED AND APPROVED.



*[Signature]*  
CITY CLERK BOISE, IDAHO  
Christ Deputy

### CERTIFICATE OF COUNTY SURVEYOR

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



*[Signature]*  
COUNTY SURVEYOR  
PLS# 13553  
DATE 29 October 2020

### 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. 50-1308 DO  
HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE AND THAT THE PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE  
BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE 10-29-2020  
*[Signature]*  
COUNTY TREASURER  
Signed by Craig Schuch  
Deputy Treasurer

### COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO )  
                          ) S.S.  
COUNTY OF ADA )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF J H WISE SONS COMPANY, LLC,  
AT 11:20 MINUTES PAST 3 O'CLOCK PM, ON THIS 21st DAY OF October, 2020  
IN BOOK III OF PLATS AT PAGES 18453-18459  
INSTRUMENT NO. 2020-148062

*[Signature]*  
DEPUTY  
FEE \$36.-  
*[Signature]*  
EX-OFFICIO RECORDER

