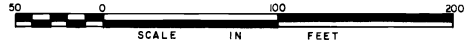


PLAT SHOWING
JADE VILLAGE
 A SUBDIVISION

A PORTION OF THE NE 1/4, NW 1/4,
 SECTION 19, T.3N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO
 1980



NOTES

1. Lot line common to a public right-of-way line has a ten (10) foot wide permanent public utilities, drainage and irrigation easement.
2. Building set-backs in this subdivision shall conform to the applicable Zoning Regulations of Boise City.
3. This subdivision is subject to an Avigation Easement, filed as Instrument No. 7954307 in the office of the Ada County Recorder, Boise, Idaho.
4. This subdivision is subject to an Idaho Power Company blanket operation and maintenance easement, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 12 of Miscellaneous Records at page 205.
5. All drainage facilities within this subdivision are to be constructed in substantial conformance with J-U-B Engineers, Inc., Drawing No. B790625. Any changes to the approved drainage design must be approved by the Boise City Engineer.

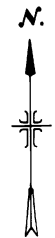
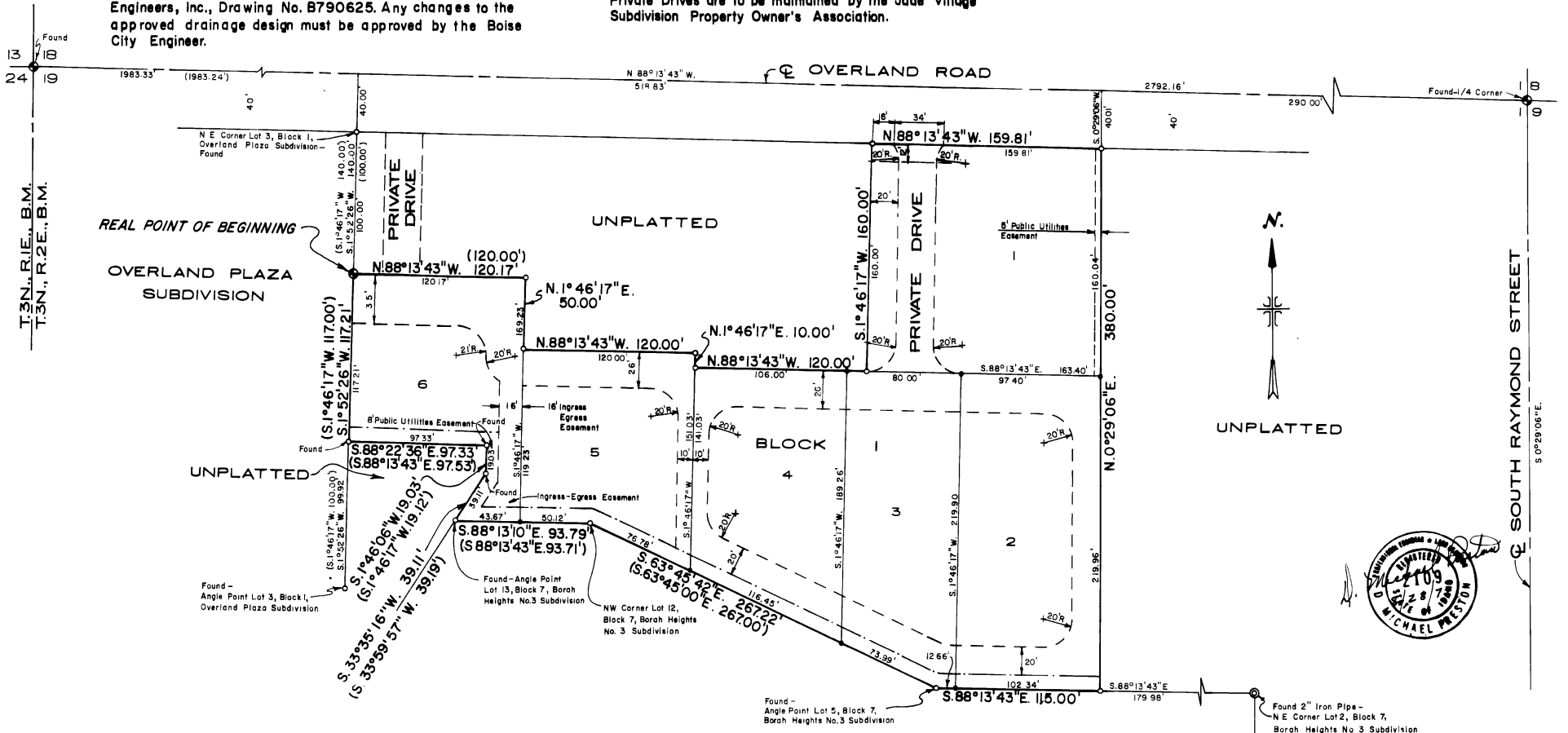
6. This subdivision is subject to compliance with Idaho Code Section 31-3805, no irrigation waters will be supplied to individual lots.
7. Private Drives have a Blanket Easement for sanitary sewer, public utilities, drainage, irrigation, public service and emergency vehicular access and an Ingress-Egress easement. Private Drives are to be maintained by the Jade Village Subdivision Property Owner's Association.

LEGEND

- ⊙ Brass Cap
- 5/8" x 30" Iron Pin
- 1/2" x 24" Iron Pin
- (120.00') Data of Record
- Public Utilities, Drainage, and Irrigation Easement 10' Wide from Property Line, where not Dimensioned.
- Ingress-Egress, Public Utilities, Drainage and Irrigation Easement 20' Wide from Property Line where not Dimensioned.

BASIS OF BEARING

Basis of Bearing for this subdivision is on the Modified State Plane Coordinate System.



BORAH HEIGHTS NO.3 SUBDIVISION

W-P PROPERTY MANAGEMENT, INC.
 Developers
 Boise, Idaho

J-U-B ENGINEERS, INC.
 Engineers Planners
 Boise, Idaho

Authority restricted in reference to Idaho Code Chapter 13, Idaho Code.

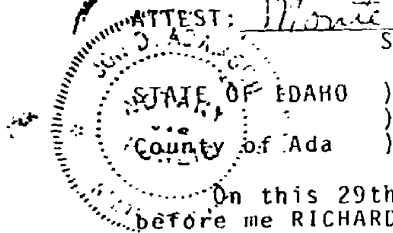
period of twenty-five (25) years from the date hereof. After which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of lots has been recorded agreeing to terminate or to change said covenants in whole or in part.

IN WITNESS WHEREOF, the undersigned have hereunto caused their names to be subscribed and their seals affixed, this 29th day of April, 1980.

W-P PROPERTY MANAGEMENT, INC.
GRANTOR

Richard L. Points
President

ATTEST: Monte C Webb
Secretary



) ss.

On this 29th day of April, 1980, personally appeared before me RICHARD L. POINTS, known to me to be the President of W-P Property Management, Inc., and MONTE C. WEBB, known to me to be the Secretary of W-P Property Management, Inc., an Idaho corporation, and did execute the foregoing document for and in behalf of the said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of April, 1980.

John D. ...
Notary Public for Idaho
Residing at Boise, Idaho

RECORDED IN IDAHO COUNTY OF ADA
Filed for record at the request of Richard L. Points
this 29th day of April 1980
By John D. ...
4/29/80

Project: 7875
Date: April 23, 1980

521 0731

DESCRIPTION OF
AN INGRESS-EGRESS, PUBLIC UTILITIES, DRAINAGE
AND IRRIGATION EASEMENT
FOR THE PROPOSED JADE VILLAGE
A PORTION OF THE NE 1/4 NW 1/4, SECTION 19,
T.3N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO

An ingress-egress, public utilities, drainage and irrigation easement lying in the NE 1/4 of the NW 1/4 of Section 19, T.3N., R.2E., B.M., Boise, Ada County, Idaho and more particularly described as follows:

Beginning at the Northeast corner of the said NE 1/4 of the NW 1/4 of Section 19;

thence North $88^{\circ}13'43''$ West 290.00 feet along the Northerly boundary of the said NE 1/4 of the NW 1/4 of Section 19, which is also the centerline of Overland Road, to a point;

thence South $0^{\circ}29'06''$ West 40.01 feet along a line Westerly of and parallel with the centerline of South Raymond Street to a point on the Southerly right-of-way line of the said Overland Road;

thence North $88^{\circ}13'43''$ West 109.81 feet along the said Southerly right-of-way line of Overland Road to a point, also said point being the REAL POINT OF BEGINNING;

thence continuing North $88^{\circ}13'43''$ West 34.00 feet along the said Southerly right-of-way line of Overland Road to a point of beginning of curve;

thence Southeasterly along a curve to the right 12.87 feet, said curve having a central angle of $36^{\circ}51'32''$, a radius of 20.00 feet, tangents of 6.66 feet and a long chord of 12.65 feet bearing South $16^{\circ}39'29''$ East to a point of tangent;

thence South $1^{\circ}46'17''$ West 128.00 feet to a point of curve;

thence Southwesterly along a curve to the right 31.42 feet, said curve having a central angle of $90^{\circ}00'00''$, a radius of 20.00 feet, tangents of 20.00 feet and a long chord of 28.28 feet bearing South $46^{\circ}46'17''$ West to a point of tangent;

thence North $88^{\circ}13'43''$ West 120.00 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point;

thence North $1^{\circ}46'17''$ East 10.00 feet to a point;

thence North $88^{\circ}13'43''$ West 120.00 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point;

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the Proposed Jade Village

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thence North $1^{\circ}46'17''$ East 50.00 feet to a point;

thence North $88^{\circ}13'43''$ West 120.17 feet (formerly described as 120.00 feet) along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point on the Easterly boundary of Overland Plaza Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 39 of Plats at pages 3280 and 3281;

thence South $1^{\circ}52'26''$ West (formerly described as South $1^{\circ}46'17''$ West) 35.00 feet along the said Easterly boundary of Overland Plaza Subdivision to a point;

thence South $88^{\circ}13'43''$ East 73.23 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point of curve;

thence Southeasterly along a curve to the right 32.99 feet, said curve having a central angle of $90^{\circ}00'00''$, a radius of 21.00 feet, tangents of 21.00 feet and a long chord of 29.70 feet bearing South $43^{\circ}13'43''$ East to a point of reverse curve;

thence continuing Southeasterly along a curve to the left 20.94 feet, said curve having a central angle of $60^{\circ}00'00''$, a radius of 20.00 feet, tangents of 11.55 feet and a long chord of 20.00 feet bearing South $28^{\circ}13'43''$ East to a point of ending of curve;

thence South $1^{\circ}46'17''$ West 70.27 feet to a point;

thence South $33^{\circ}35'16''$ West (formerly described as South $33^{\circ}59'57''$ West) 18.40 feet to a point;

thence South $88^{\circ}13'10''$ East (formerly described as South $88^{\circ}13'43''$ East) 25.70 feet along a line 10.00 feet Northerly of and parallel with the Northerly boundary of Borah Heights No. 3 Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 16 of Plats of pages 1078 and 1079 to a point;

thence North $1^{\circ}46'17''$ East 83.23 feet to a point;

thence South $88^{\circ}13'43''$ East 20.00 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point of curve;

thence Southeasterly along a curve to the right 31.42 feet, said curve having a central angle of $90^{\circ}00'00''$, a radius of 20.00 feet, tangents of 20.00 feet and a long chord of 28.28 feet bearing South $43^{\circ}13'43''$ East to a point of ending of curve;

thence South $88^{\circ}13'43''$ East 20.00 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point;

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thence South $1^{\circ}46'17''$ West 10.00 feet to a point of beginning of curve;

thence Northeasterly along a curve to the right 31.42 feet, said curve having a central angle of $90^{\circ}00'00''$, a radius of 20.00 feet, tangents of 20.00 feet and a long chord of 28.28 feet bearing North $46^{\circ}46'17''$ East to a point of tangent;

thence South $88^{\circ}13'43''$ East 253.99 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point;

thence North $0^{\circ}29'06''$ East 26.01 feet along a line Westerly of and parallel with the said centerline of South Raymond Street to a point;

thence North $88^{\circ}13'43''$ East 97.40 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to a point of curve;

thence Northwesterly along a curve to the right 31.42 feet, said curve having a central angle of $90^{\circ}00'00''$, a radius of 20.00 feet, tangents of 20.00 feet and a long chord of 28.28 feet bearing North $43^{\circ}13'43''$ West to a point of tangent;

thence North $1^{\circ}46'17''$ East 128.00 feet to a point of curve;

thence Northeasterly along a curve to the right 12.87 feet, said curve having a central angle of $36^{\circ}51'32''$, a radius of 20.00 feet, tangents of 6.66 feet and a long chord of 12.65 feet bearing North $20^{\circ}12'03''$ East to the point of beginning, comprising 0.506 acre, more or less,

AND ALSO:

An ingress-egress, public utilities, drainage and irrigation easement lying in the NE 1/4 of the NW 1/4 of Section 19, T.3N., R.2E., B.M., Boise, Ada County, Idaho and more particularly described as follows:

Beginning at the Southeast corner of the said NE 1/4 of the NW 1/4 of Section 19;

thence North $88^{\circ}13'43''$ West 290.00 feet along the Northerly boundary of the said NE 1/4 of the NW 1/4 of Section 19, which is also the centerline of Overland Road, to a point;

thence South $0^{\circ}29'06''$ West 226.06 feet along a line Westerly of and parallel with the centerline of South Raymond Street to a point, also said point being the REAL POINT OF BEGINNING;

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thence continuing South $0^{\circ}29'06''$ West 181.96 feet along a line Westerly of and parallel with the said centerline of South Raymond Street to a point;

thence North $88^{\circ}13'43''$ West 112.61 feet along a line 10.00 feet Northerly of and parallel with the Northerly boundary of Borah Heights No. 3 Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 16 of Plats at pages 1078 and 1079 to a point;

thence North $63^{\circ}45'42''$ West (formerly described as North $63^{\circ}45'00''$ West) 203.87 feet along a line 10.00 feet Northeasterly of and parallel with the said Northerly boundary of Borah Heights No. 3 Subdivision to a point;

thence North $1^{\circ}46'17''$ East 89.50 feet to a point;

thence South $88^{\circ}13'43''$ East 20.00 feet along a line Southerly of and parallel with the said Northerly boundary of the NE $1/4$ of the NW $1/4$ of Section 19 to a point;

thence South $1^{\circ}46'17''$ West 63.75 feet to a point of curve;

thence Southeasterly along a curve to the left 22.88 feet, said curve having a central angle of $65^{\circ}31'59''$, a radius of 20.00 feet, tangents of 12.87 feet and a long chord of 21.65 feet bearing South $30^{\circ}59'42''$ East to a point of tangent;

thence South $63^{\circ}45'42''$ East 173.73 feet along a line 30.00 feet Northeasterly of and parallel with the said Northerly boundary of Borah Heights No. 3 Subdivision to a point;

thence South $88^{\circ}13'43''$ East 67.37 feet along a line 30.00 feet Northerly of and parallel with the said Northerly boundary of Borah Heights No. 3 Subdivision to a point of curve;

thence Northeasterly along a curve to the left 31.86 feet, said curve having a central angle of $91^{\circ}17'11''$, a radius of 20.00 feet, tangents of 20.45 feet and a long chord of 28.60 feet bearing North $46^{\circ}07'42''$ East to a point of tangent;

thence North $0^{\circ}29'06''$ East 121.94 feet along a line Westerly of and parallel with the said centerline of South Raymond Street to a point of curve;

thence Northwesterly along a curve to the left 30.97 feet, said curve having a central angle of $88^{\circ}42'49''$, a radius of 20.00 feet, tangents of 19.56 feet and a long chord of 27.96 feet bearing North $43^{\circ}52'18''$ West to a point of ending of curve;

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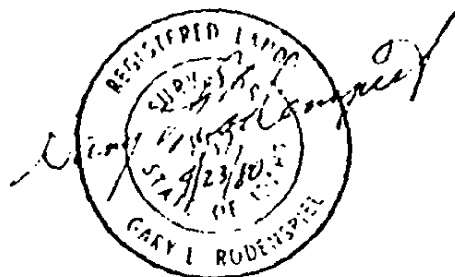
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for the Proposed Jade Village

524 1735

Thence South 88°11'41" East 39.56 feet along a line Southerly of and parallel with the said Northerly boundary of the NE 1/4 of the NW 1/4 of Section 19 to the point of beginning, comprising 0.258 acre, more or less, said ingress-egress, public utilities, drainage and irrigation easements' comprising a net area of 0.764 acre, more or less.

Prepared by:

J-U-B ENGINEERS, Inc.



Gary L. Rodenspiel, L.S.

MLF/GLR:cc