

PLAT SHOWING
EDINGTON COMMONS SUBDIVISION NO. 2
A PORTION OF LAND LOCATED IN THE W1/2 SW1/4 SW1/4 OF SECTION 36,
T. 4 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO
2022

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - - - ZERO LOT LINE (NO EASEMENT)
 - - - SECTIONAL LINE
 - - - NEW EASEMENT LINE
 - - - CENTERLINE
 - - - EXISTING DEED LINE
 - ▨ ACHD SIDEWALK EASEMENT, SEE NOTE 13
 - ▨ ACHD MASTER STORM DRAIN EASEMENT, SEE NOTE 12
 - ▨ ACHD SLOPE EASEMENT INST. NO. 2018-075550
 - FOUND ALUMINUM CAP
 - FOUND BRASS CAP
 - ⊙ FOUND 5/8" REBAR/CAP PLS 10561 OR AS NOTED
 - ⊙ FOUND 1/2" REBAR/CAP PLS 10561
 - SET 5/8" REBAR/CAP PLS 10561
 - SET 1/2" REBAR/CAP PLS 10561
 - 1 LOT NUMBER
 - POB POINT OF BEGINNING

PLAT NOTES

1. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
-TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
-TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS AND COMMON DRIVEWAYS OR AS DEPICTED
-THREE (3') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES OR AS DEPICTED
- A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
-TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
-THREE (3') FOOT WIDE SIDE LOT LINES OR AS DEPICTED
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NO A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF RESUBDIVISION.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 OF MERIDIAN CITY CODE.
5. LOT 29, BLOCK 1, LOT 23, BLOCK 2, LOT 17, BLOCK 3, LOTS 9 AND 17, BLOCK 4, AND LOTS 1, 8 AND 22, BLOCK 5 ARE RESERVED AS COMMON AREA, ARE HEREBY SUBJECT TO BLANKET PUBLIC UTILITY, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENTS, ARE NON-BUILDABLE LOTS, AND ARE OWNED AND MAINTAINED BY EDINGTON COMMONS COMMUNITY ASSOCIATION, INC.
7. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2022-023366.
8. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION/DRAINAGE ENTITY.
9. THIS SUBDIVISION IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2020-044056.
10. A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED TO THE GRANTOR AND EDINGTON COMMONS COMMUNITY ASSOCIATION, INC. UPON, ACROSS, OVER AND UNDER ANY PORTION OF ANY LOT THAT IS NOT COVERED BY AN OCCUPIED STRUCTURE. SAID GRANTOR OR EDINGTON COMMONS COMMUNITY ASSOCIATION, INC. MAY USE THE EASEMENT AREA AS GRANTOR OR THE HOMEOWNER ASSOCIATION MAY DEEM NECESSARY OR CONVENIENT TO PERFORM ANY OF THEIR RIGHTS OR OBLIGATIONS IDENTIFIED IN THE COMMUNITY DOCUMENTS, OR TO PERFORM THE DUTIES AND FUNCTIONS WHICH THE HOMEOWNER ASSOCIATION IS OBLIGATED OR PERMITTED TO PERFORM PURSUANT TO THE COMMUNITY DOCUMENTS. THIS EASEMENT INCLUDES, WITHOUT LIMITATION, RIGHTS TO INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE IRRIGATION SPRINKLERS, LINES, CONTROL BOXES AND RELATED EQUIPMENT AND FACILITIES.
11. THIS SUBDIVISION SHALL BE SUBJECT TO AMENDED AND RESTATED COVENANTS, CONDITIONS AND RESTRICTIONS INST. NO. 2021-138730 AND AMENDED INST. NO. 2021-162824.
12. PORTIONS OF LOTS 22 AND 23, BLOCK 2, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, ADA COUNTY RECORDS, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "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.
13. THIS SUBDIVISION SHALL BE SUBJECT TO ACHD SIDEWALK EASEMENT PER INST. NO. 2022-031238.
14. DIRECT LOT OR PARCEL ACCESS TO N. LINDER ROAD IS PROHIBITED.
15. LOTS 9-12, BLOCK 5, WILL TAKE ACCESS FROM LOT 8, BLOCK 5. THIS COMMON DRIVEWAY IS FOR THE PURPOSE OF PERPETUAL INGRESS/EGRESS, AND SHALL CONTAIN BLANKET TYPE WATER, SEWER AND UTILITY EASEMENTS. THIS COMMON DRIVEWAY/LOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH UDC 11-6C-3D AND BE PAVED A MINIMUM OF 20 FEET WIDE WITH SURFACE CAPABLE OF SUPPORTING 75,000 LBS. COMMON DRIVEWAYS/LOTS SHALL BE OWNED AND MAINTAINED BY EDINGTON COMMONS COMMUNITY ASSOCIATION, INC.
16. THIS SUBDIVISION IS SUBJECT TO THE EXISTING SETTLERS IRRIGATION DISTRICT LICENSE AGREEMENT, INST. NO. 2021-025084.

SURVEYOR'S NARRATIVE

THIS SUBDIVISION PLAT IS BEING CREATED AT THE REQUEST OF THE OWNER TO CREATE RESIDENTIAL BUILDING LOTS AND COMMON LOTS.
THIS SUBDIVISION IS A PORTION OF THE PARCEL SHOWN ON RECORD OF SURVEY NO. 11964, INST. NO. 2019-073473.

REFERENCES

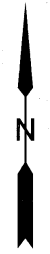
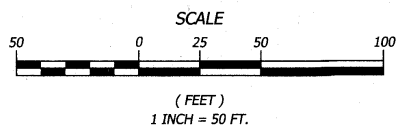
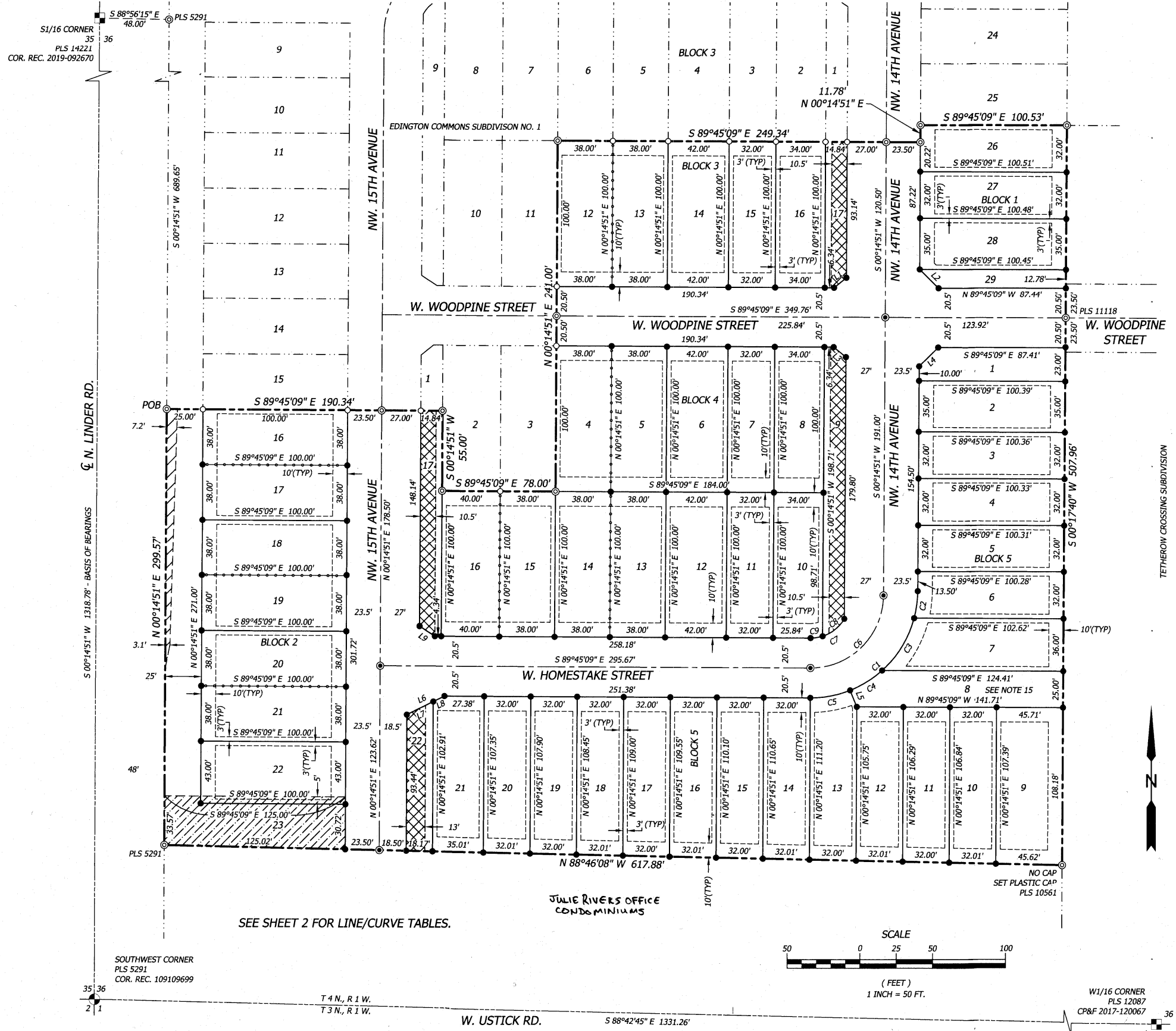
- R1) RECORD OF SURVEY NO. 12017, INST. NO. 2019-092679
- R2) RECORD OF SURVEY NO. 11964, INST. NO. 2019-073473
- R3) RECORD OF SURVEY NO. 8705, INST. NO. 109141988
- R5) RECORD OF SURVEY NO. 2377, INST. NO. 9309680
- R6) RECORD OF SURVEY NO. 2616, INST. NO. 9378386
- R7) RECORD OF SURVEY NO. 12286, INST. NO. 2020-043452
- R8) RECORD OF SURVEY NO. 12537, INST. NO. 2020-130890
- R9) EDINGTON COMMONS SUBDIVISION NO. 1, BOOK 121, PAGES 18954-56
- R10) WARRANTY DEED INST. NO. 2022-018720
- R11) RIGHT OF WAY DEED INST. NO. 108109608
- R12) TETHEROW CROSSING SUBDIVISION, BOOK 123, PAGES 19584-86



SAWTOOTH
Land Surveying, LLC

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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 3	8/2022	KB/AR	KB	19292	19292-FP2



SEE SHEET 2 FOR LINE/CURVE TABLES.

JULIE RIVERS OFFICE
CONDOS MINIMUMS

NO CAP
SET PLASTIC CAP
PLS 10561

SOUTHWEST CORNER
PLS 5291
COR. REC. 109109699

W1/16 CORNER
PLS 12087
CP&F 2017-120067

T 4 N., R 1 W.
T 3 N., R 1 W.
W. USTICK RD. S 88°42'45" E 1331.26'

PLAT SHOWING
EDINGTON COMMONS SUBDIVISION NO. 2

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MERIDIAN, IDAHO MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IRRIGATION WATER HAS BEEN PROVIDED FROM SETTLER'S IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLER'S IRRIGATION DISTRICT.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

A PARCEL OF LAND LOCATED IN THE W1/2 SW1/4 SW1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/16 CORNER COMMON TO SECTIONS 35 AND 36, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 36, BEARS SOUTH 00°14'51" WEST, 1318.78 FEET DISTANT;

THENCE SOUTH 88°56'15" EAST, COINCIDENT WITH THE NORTH LINE OF THE SW1/4 SW1/4 OF SAID SECTION 36, A DISTANCE OF 48.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N. LINDER ROAD;

THENCE SOUTH 00°14'51" WEST, COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, 689.65 TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°45'09" EAST, PERPENDICULAR TO SAID EASTERLY RIGHT OF WAY LINE, 190.34 FEET;

THENCE SOUTH 00°14'51" WEST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 55.00 FEET;

THENCE SOUTH 89°45'09" EAST, PERPENDICULAR TO SAID EASTERLY RIGHT OF WAY LINE, 78.00 FEET;

THENCE NORTH 00°14'51" EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 241.00 FEET;

THENCE SOUTH 89°45'09" EAST, PERPENDICULAR TO SAID EASTERLY RIGHT OF WAY LINE, 249.34 FEET;

THENCE NORTH 00°14'51" EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 11.78 FEET;

THENCE SOUTH 89°45'09" EAST, PERPENDICULAR TO SAID EASTERLY RIGHT OF WAY LINE, 100.53 FEET TO THE EAST LINE OF THE W1/2 SW1/4 SW1/4 OF SECTION 36;

THENCE SOUTH 00°17'40" WEST, COINCIDENT WITH SAID EAST LINE, 507.96 FEET TO THE SOUTH LINE OF THE N1/2 SW1/4 SW1/4 SW1/4 OF SAID SECTION 36;

THENCE NORTH 88°46'08" WEST, COINCIDENT WITH SAID SOUTH LINE, 617.88 FEET TO SAID EASTERLY RIGHT OF WAY LINE;

THENCE NORTH 00°14'51" EAST, COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, 299.57 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.747 ACRES, MORE OR LESS.

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 00°14'51" WEST, BETWEEN THE S1/16 CORNER COMMON TO SECTIONS 35 AND 36 AND THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN.

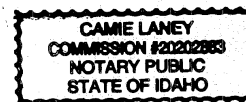

G20, LLC.
JIM CONGER, AUTHORIZED AGENT

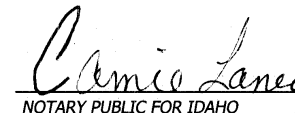
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 27 DAY OF July, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM CONGER, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED AGENT OF G20, LLC., AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.




NOTARY PUBLIC FOR IDAHO

RESIDING AT Boise
MY COMMISSION EXPIRES 8-3-2026

CERTIFICATE OF SURVEYOR:

I, KEVIN BORAH, PLS, 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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



KEVIN BORAH


P.L.S.10561

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°20'15" E	10.92'
L2	N 45°13'50" W	18.23'
L3	S 50°50'32" E	10.92'
L4	N 45°14'51" E	18.38'
L5	S 27°27'07" E	12.20'
L6	N 63°29'46" E	28.88'
L7	N 63°29'46" E	20.35'
L8	S 63°29'46" W	8.53'
L9	S 56°35'25" E	12.54'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.45'	73.50'	90°00'00"	N 45°14'51" E	103.94'
C2	18.70'	73.50'	14°34'41"	S 07°32'12" W	18.65'
C3	42.69'	73.50'	33°16'51"	N 31°27'58" E	42.10'
C4	26.10'	73.50'	20°20'38"	S 58°16'43" W	25.96'
C5	27.96'	73.50'	21°44'50"	N 79°20'57" E	27.79'
C6	78.54'	50.00'	90°00'00"	S 45°14'51" W	70.71'
C7	27.85'	26.50'	60°13'06"	N 60°08'18" E	26.59'
C8	19.55'	26.50'	42°16'31"	N 51°10'01" E	19.11'
C9	8.30'	26.50'	17°56'35"	N 81°16'54" E	8.27'

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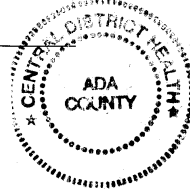
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PLAT SHOWING
EDINGTON COMMONS SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH 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 THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DEHS 2.23.2022
DISTRICT HEALTH, EHS DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27th DAY OF July, 2022.

Mauritay 27 July 2022
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE



APPROVAL OF CITY ENGINEER

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

L.N. 9430 9-9-22
CITY ENGINEER DATE

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC., AT 29 MINUTES PAST 2, O'CLOCK P.M. THIS 26, DAY OF Oct, 2022, A.D., AND WAS DULY RECORDED IN BOOK 24 OF PLATS AT PAGES 19804, THROUGH 19806, INSTRUMENT NUMBER 2022-089057.

Phil McGraw
DEPUTY EX-OFFICIO RECORDER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 19th DAY OF October, 2021 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

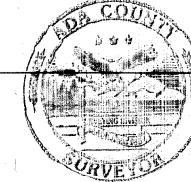
9-9-22
CITY CLERK DATE



CERTIFICATE OF COUNTY SURVEYOR

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

17 October 2022
COUNTY SURVEYOR DATE
PLS # 13553



CERTIFICATE OF 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 ANY AND ALL CURRENT AND/OR DELINQUENT 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.

October 17, 2022
COUNTY TREASURER DATE
Signed by Deputy Julia Pruang



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SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

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