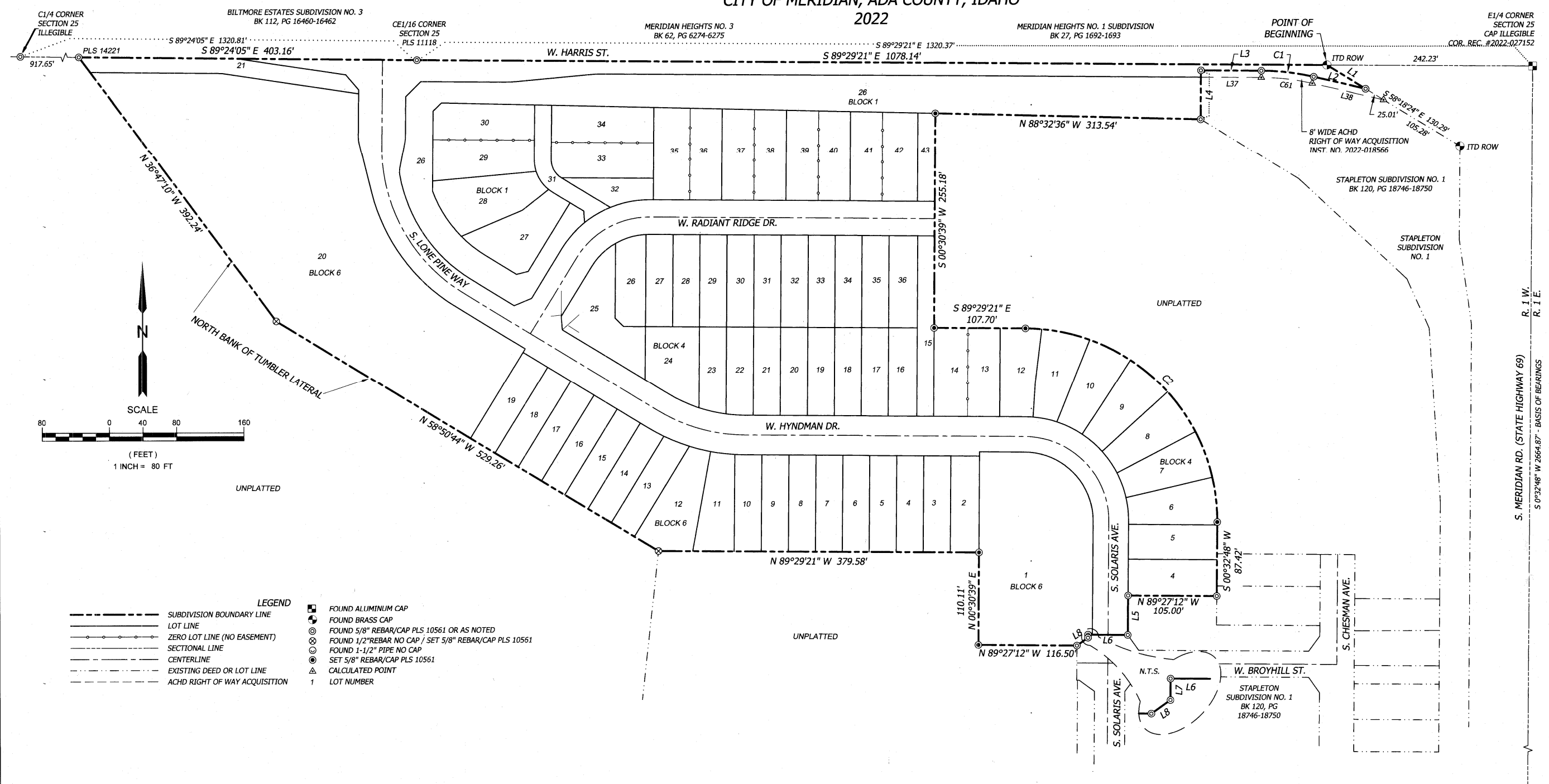


**STAPLETON SUBDIVISION NO. 2**  
 LOCATED IN THE SE1/4 OF SECTION 25, T. 3 N., R. 1 W., B.M.,  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO  
 2022



**LEGEND**

	SUBDIVISION BOUNDARY LINE		FOUND ALUMINUM CAP
	LOT LINE		FOUND BRASS CAP
	ZERO LOT LINE (NO EASEMENT)		FOUND 5/8" REBAR/CAP PLS 10561 OR AS NOTED
	SECTIONAL LINE		FOUND 1/2" REBAR NO CAP / SET 5/8" REBAR/CAP PLS 10561
	CENTERLINE		FOUND 1-1/2" PIPE NO CAP
	EXISTING DEED OR LOT LINE		SET 5/8" REBAR/CAP PLS 10561
	ACHD RIGHT OF WAY ACQUISITION		CALCULATED POINT
			LOT NUMBER

**PLAT NOTES**

- 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 RIGHTS OF WAY OR AS DEPICTED  
 -THREE (3) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES EXCEPT FOR WHERE ZERO LOT LINES ARE SHOWN 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 YARD EXCEPT FOR WHERE ZERO LOT LINES ARE SHOWN OR AS DEPICTED
- 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."
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF RESUBDIVISION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 OF MERIDIAN CITY CODE.
- LOTS 26, 31, 32, 43, BLOCK 1, LOTS 1, 20, 21, BLOCK 6, AND LOTS 15, 25, BLOCK 4, ARE RESERVED AS COMMON AREA, ARE NON-BUILDABLE LOTS, AND ARE OWNED AND MAINTAINED BY THE STAPLETON COMMUNITY ASSOCIATION, INC.
- THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2022-018565.
- MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR STAPLETON COMMUNITY ASSOCIATION, INC.
- THIS SUBDIVISION IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-110907.
- A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED TO THE GRANTOR AND STAPLETON COMMUNITY ASSOCIATION, INC. UPON, ACROSS, OVER AND UNDER ANY PORTION OF ANY LOT THAT IS NOT COVERED BY AN OCCUPIED STRUCTURE. SAID GRANTOR OR STAPLETON COMMUNITY ASSOCIATION, INC. MAY USE THE EASEMENT AREA AS GRANTOR OR THE STAPLETON COMMUNITY ASSOCIATION, INC. 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 STAPLETON COMMUNITY ASSOCIATION, INC. 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.
- THIS SUBDIVISION SHALL BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS INSTRUMENT NO. 2021-112857, ADA COUNTY RECORDS AND AMENDED AND RESTATED INST. NO. 2021-135514, 2021-162829, 2022-000687.
- A PORTION OF LOT 26, BLOCK 1, A PORTION OF LOT 15, BLOCK 4, AND A PORTION OF LOT 1, BLOCK 6, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE 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.
- THIS SUBDIVISION SHALL BE SUBJECT TO ACHD SIDEWALK EASEMENT PER INST. NO. 2022-018562.
- THE BOTTOM OF STRUCTURAL FOOTING SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- LOTS 27-30 AND 33-34, BLOCK 1, WILL TAKE ACCESS FROM LOT 31, BLOCK 1. THIS COMMON DRIVEWAY/LOT IS FOR THE PURPOSE OF 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 DRIVEWAY/LOT SHALL BE OWNED AND MAINTAINED BY STAPLETON COMMUNITY ASSOCIATION, INC.
- THIS DEVELOPMENT IS SUBJECT TO AN ACHD TEMPORARY TURNAROUND, INST. NO. 2022-018567.
- THE IDAHO POWER EASEMENT, AS SHOWN HEREON, FOR THE CITY OF MERIDIAN, IS TO BE DEDICATED WITH THIS PLAT.

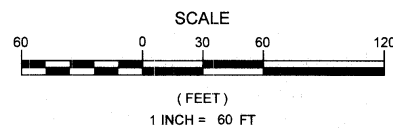
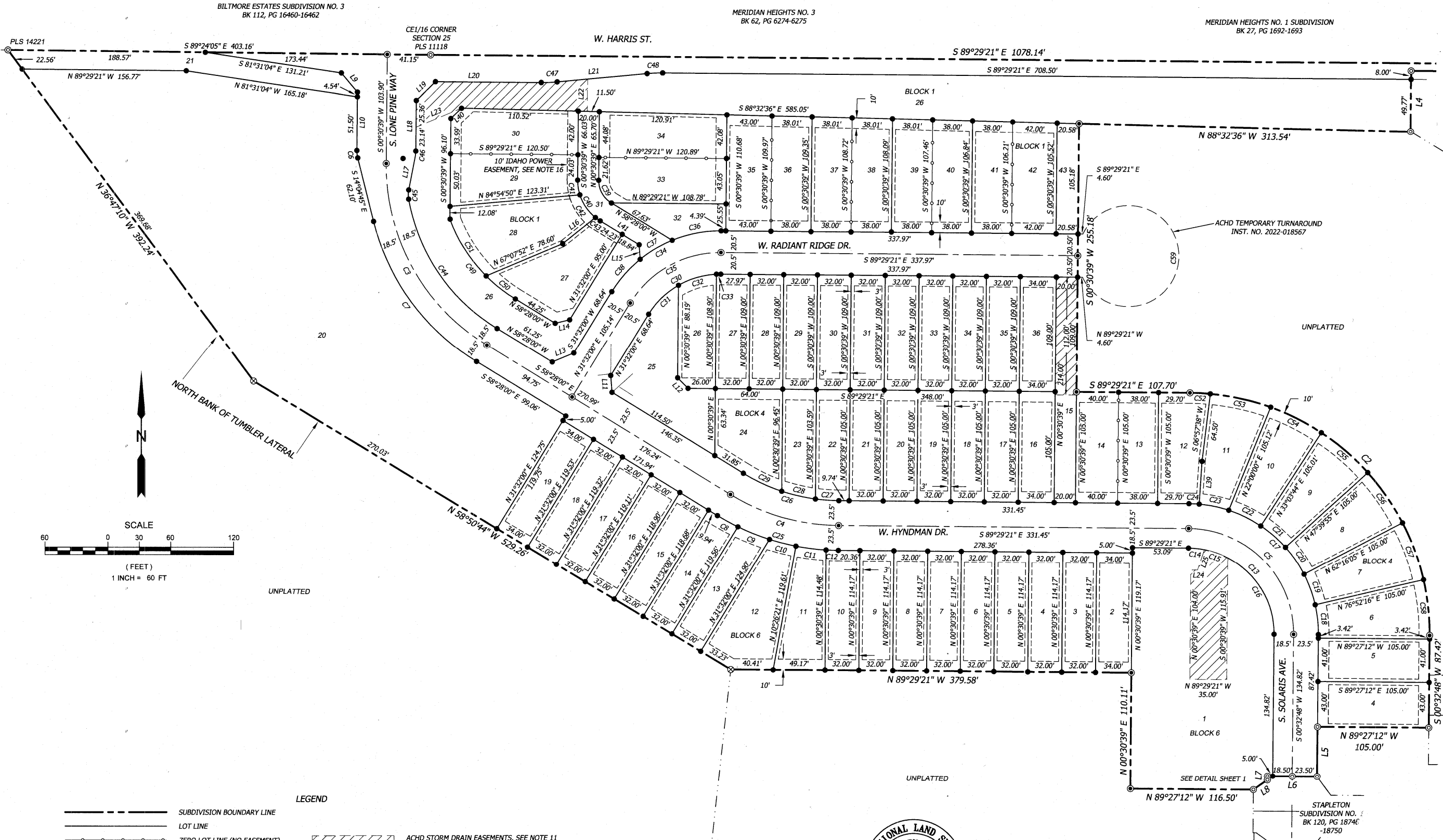


SEE SHEET 3 OF 5 FOR SURVEYOR NARRATIVE, REFERENCES AND LINE AND CURVE TABLES  
 SEE SHEET 3 OF 5 FOR OFF-SITE ACHD STORM DRAIN EASEMENT AND ACHD SIDEWALK EASEMENT

**SAWTOOTH**  
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 WWW.SAWTOOTHLS.COM

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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 5	9/2022	AR/KB	KB	120021	120021-FF



**LEGEND**

	SUBDIVISION BOUNDARY LINE		ACHD STORM DRAIN EASEMENTS, SEE NOTE 11
	LOT LINE		FOUND 5/8" REBAR/CAP PLS 10561 OR AS NOTED
	ZERO LOT LINE (NO EASEMENT)		FOUND 1/2" REBAR NO CAP / SET 5/8" REBAR/CAP PLS 10561
	SECTIONAL LINE		SET 5/8" REBAR/CAP PLS 10561
	PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT		SET 1/2" REBAR/CAP PLS 10561
	TEMPORARY TURNAROUND INST. NO. 2022-018567		LOT NUMBER
	CENTERLINE		
	EXISTING DEED OR LOT LINE		



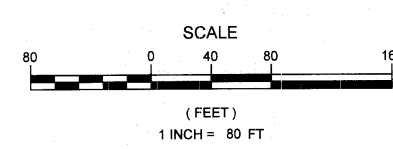
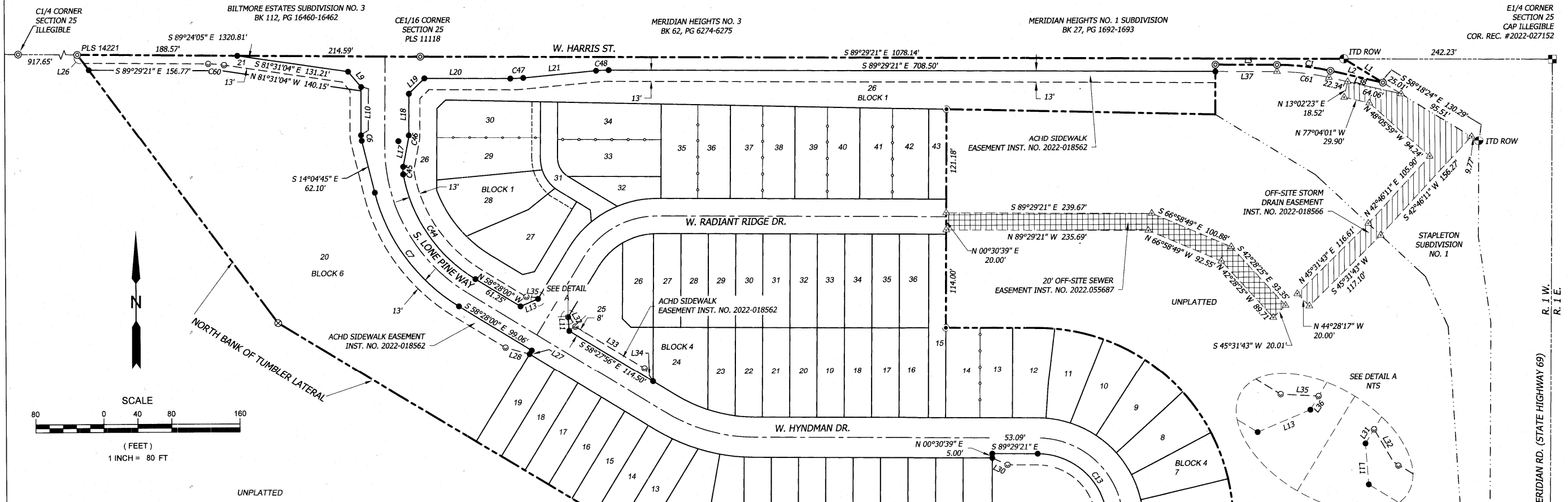
SEE SHEET 3 OF 5 FOR SURVEYOR NARRATIVE, REFERENCES AND LINE AND CURVE TABLES  
 SEE SHEET 3 OF 5 FOR OFF-SITE ACHD STORM DRAIN EASEMENT AND ACHD SIDEWALK EASEMENTS

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# STAPLETON SUBDIVISION NO. 2

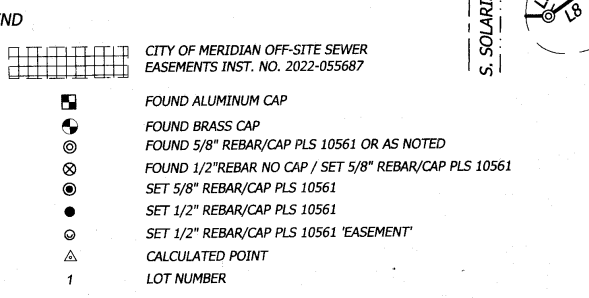
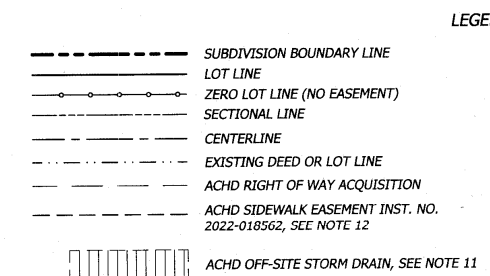


CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.76'	287.00'	12°31'45"	N 83°13'29" W	62.63'
C2	359.07'	228.50'	90°02'09"	S 44°28'17" E	323.25'
C3	205.87'	200.00'	58°58'38"	S 28°58'40" E	196.90'
C4	108.29'	200.00'	31°01'22"	S 73°58'40" E	106.97'
C5	157.14'	100.00'	90°02'09"	S 44°28'17" E	141.47'
C6	7.13'	28.00'	14°35'24"	S 06°47'03" E	7.11'
C7	169.27'	218.50'	44°23'14"	S 36°16'22" E	165.07'
C8	22.10'	223.50'	5°39'54"	S 61°17'57" E	22.09'
C9	32.50'	223.50'	8°19'59"	S 68°17'53" E	32.48'
C10	26.00'	223.50'	6°39'51"	S 75°47'48" E	25.98'
C11	28.76'	223.50'	7°22'28"	S 82°48'58" E	28.75'
C12	11.65'	223.50'	2°59'10"	S 87°59'47" E	11.65'
C13	128.07'	81.50'	90°02'09"	S 44°28'17" E	115.29'
C14	15.13'	81.50'	10°38'16"	S 84°10'13" E	15.11'
C15	23.72'	81.50'	16°40'37"	S 70°30'47" E	23.64'
C16	89.22'	81.50'	62°43'16"	S 30°48'50" E	84.83'
C17	194.07'	123.50'	90°02'11"	N 44°28'17" W	174.71'
C18	28.47'	123.50'	13°12'38"	N 06°03'31" W	28.41'
C19	31.23'	123.50'	14°29'14"	N 19°54'26" W	31.14'
C20	31.23'	123.50'	14°29'14"	N 34°23'40" W	31.14'
C21	31.14'	123.50'	14°26'55"	N 48°51'44" W	31.06'
C22	33.56'	123.50'	15°34'12"	N 63°52'18" W	33.46'
C23	28.74'	123.50'	13°20'06"	N 78°19'26" W	28.68'
C24	9.70'	123.50'	4°29'52"	N 87°14'25" W	9.69'
C25	121.01'	223.50'	31°01'22"	S 73°58'40" E	119.54'
C26	95.57'	176.50'	31°01'22"	N 73°58'40" W	94.40'
C27	22.32'	176.50'	7°14'46"	N 85°52'01" W	22.30'
C28	32.83'	176.50'	10°59'51"	N 76°54'56" W	32.79'
C29	40.42'	176.50'	13°07'11"	N 65°01'35" W	40.33'
C30	81.83'	79.50'	58°58'38"	N 61°01'20" E	78.27'
C31	39.88'	79.50'	28°44'27"	N 45°54'14" E	39.46'
C32	37.92'	79.50'	27°19'41"	N 73°56'18" E	37.56'
C33	4.04'	79.50'	2°54'31"	N 89°03'23" E	4.04'
C34	124.04'	120.50'	58°58'38"	S 61°01'20" W	118.63'
C35	102.23'	100.00'	58°58'38"	N 61°01'20" E	98.45'
C36	47.66'	120.50'	23°39'50"	S 79°10'44" W	47.35'
C37	35.46'	120.50'	16°51'33"	S 59°25'03" W	35.33'
C38	40.92'	120.50'	13°27'16"	S 41°15'38" W	40.72'
C39	25.73'	25.00'	58°58'38"	N 28°58'40" W	24.61'
C40	46.32'	45.00'	58°58'38"	S 28°58'40" E	44.30'
C41	14.20'	45.00'	18°05'01"	S 08°31'52" E	14.14'
C42	26.51'	45.00'	33°45'07"	S 34°26'56" E	26.13'
C43	5.61'	45.00'	7°08'30"	S 54°53'45" E	5.61'
C44	152.99'	181.50'	48°17'39"	N 34°19'10" W	148.50'
C45	8.87'	24.00'	21°10'58"	N 00°25'09" E	8.82'
C46	5.13'	28.00'	10°29'59"	N 05°45'38" E	5.12'
C47	15.15'	152.00'	5°44'23"	N 87°39'20" E	15.14'
C48	14.75'	148.00'	5°42'58"	N 87°39'20" E	14.74'
C49	99.45'	148.50'	38°22'19"	N 39°16'50" W	97.60'
C50	35.29'	148.50'	13°36'54"	N 51°39'33" W	35.20'
C51	64.17'	148.50'	24°45'25"	N 32°28'23" W	63.67'
C52	19.32'	228.50'	4°50'39"	S 87°04'02" E	19.31'
C53	58.50'	228.50'	14°40'10"	S 77°18'37" E	58.34'
C54	53.83'	228.50'	13°29'51"	S 63°13'37" E	53.70'
C55	57.90'	228.50'	14°31'10"	S 49°13'06" E	57.75'
C56	57.99'	228.50'	14°32'25"	S 34°41'19" E	57.83'
C57	57.99'	228.50'	14°32'25"	S 20°08'54" E	57.83'
C58	53.54'	228.50'	13°25'29"	S 05°09'57" E	53.42'
C59	259.23'	48.00'	309°26'05"	S 00°30'39" W	41.00'
C60	18.78'	135.00'	7°58'17"	N 85°30'13" W	18.77'
C61	61.01'	279.00'	12°31'45"	S 83°13'29" E	60.89'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°18'24" E	53.43'
L2	N 76°57'37" W	62.70'
L3	N 89°29'21" W	72.06'
L4	S 00°30'39" W	57.77'
L5	S 00°32'48" W	47.40'
L6	N 89°27'12" W	47.00'
L7	S 00°32'48" W	3.61'
L8	S 54°42'32" W	16.04'
L9	S 40°30'13" E	23.62'
L10	S 00°30'39" W	56.04'
L11	N 04°18'15" W	16.04'
L12	N 44°29'21" W	14.14'
L13	S 67°22'16" W	22.21'
L14	S 67°32'00" W	14.14'
L15	N 04°04'43" W	13.81'
L16	N 51°37'29" E	39.68'
L17	N 11°00'38" E	32.37'
L18	N 00°30'39" E	48.50'
L19	N 45°30'39" E	25.46'
L20	S 89°29'21" E	100.00'
L21	N 84°48'01" E	85.54'
L22	S 00°30'39" W	33.25'
L23	S 67°19'09" W	46.78'
L24	S 89°29'21" E	6.40'
L25	N 18°11'47" E	20.57'
L26	N 36°47'10" W	12.50'
L27	S 31°32'00" W	5.00'
L28	N 74°30'06" W	28.96'
L29	N 26°09'24" E	11.57'
L30	N 65°26'01" W	19.63'
L31	N 31°32'00" E	1.95'
L32	S 30°17'55" E	14.72'
L33	S 58°28'00" E	94.32'
L34	S 32°39'47" E	18.38'
L35	S 86°37'46" E	14.72'
L36	S 31°32'00" W	1.94'
L37	S 89°29'21" E	72.06'
L38	N 76°57'37" E	86.39'
L39	N 03°51'23" E	40.54'
L40	S 45°59'01" W	14.02'
L41	N 58°28'00" W	43.07'



- REFERENCES
- R1) BILTMORE ESTATES SUBDIVISION NO. 3, BOOK 112, PAGES 16460-16462
  - R2) MERIDIAN HEIGHTS NO. 1 SUBDIVISION, BOOK 27, PAGES 1692-1693
  - R3) MERIDIAN HEIGHTS NO. 3, BOOK 62, PAGES 6274-6275
  - R4) DEED, INST. NO. 417310-B
  - R5) STAPLETON SUBDIVISION NO. 1, BOOK 120, PAGES 18746-18750

**SURVEYOR'S NARRATIVE**

THIS SUBDIVISION PLAN IS BEING CREATED AT THE REQUEST OF THE OWNER TO CREATE RESIDENTIAL BUILDING LOTS AND COMMON LOTS. ADDITIONAL ADJACENT PROPERTY WILL BE DEVELOPED IN PHASES AT A LATER DATE.

THE BOUNDARY FOR THIS PHASE AND FUTURE PHASES WAS HELD FROM THE RECORD OF SURVEY NO. 12018, INST. NO. 2019-092680. SAID SURVEY WAS FOUND TO NOT HAVE BEEN SCALED FROM GRID DISTANCES TO GROUND DISTANCES. GROUND DISTANCES ARE SHOWN HEREON.



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**SAWTOOTH**  
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SHEET: 3 OF 5	DATE: 9/2022	DRAWN BY: AR/KB	CHECKED BY: KB	JOB#: 120021	DWG#: 120021-PP
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**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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IRRIGATION WATER HAS BEEN PROVIDED FROM BOISE KUNA IRRIGATION AND THE BOISE PROJECT BOARD OF CONTROL, 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 BOISE PROJECT BOARD OF CONTROL.

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

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE E1/4 CORNER OF SAID SECTION 25, MARKED BY AN ALUMINUM CAP, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 25, MARKED BY AN ALUMINUM CAP, BEARS SOUTH 00°32'48" WEST, 2664.87 FEET;

THENCE NORTH 89°29'21" WEST, COINCIDENT WITH THE NORTH LINE OF THE NE1/4 SE1/4 OF SAID SECTION 25, A DISTANCE OF 242.23 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF W. HARRIS STREET AND THE WESTERLY RIGHT OF WAY LINE OF S. MERIDIAN ROAD (STATE HIGHWAY 69) AND THE **POINT OF BEGINNING**;

THENCE SOUTH 58°18'24" EAST, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, 53.43 FEET;

THENCE NORTH 76°57'37" WEST, 62.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, 62.76 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 287.00 FEET, A CENTRAL ANGLE OF 12°31'45" AND SUBTENDED BY A CHORD BEARING OF NORTH 83°13'29" WEST, 62.63 FEET;

THENCE NORTH 89°29'21" WEST, PARALLEL WITH SAID NORTH LINE, 72.06 FEET;

THENCE SOUTH 00°30'39" WEST, PERPENDICULAR TO SAID NORTH LINE, 57.77 FEET;

THENCE NORTH 88°32'36" WEST, 313.54 FEET;

THENCE SOUTH 00°30'39" WEST, PERPENDICULAR TO SAID NORTH LINE, 255.18 FEET;

THENCE SOUTH 89°29'21" EAST, PARALLEL WITH SAID NORTH LINE, 107.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 359.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 228.50 FEET, A CENTRAL ANGLE OF 90°02'09" AND SUBTENDED BY A CHORD BEARING OF SOUTH 44°28'17" EAST, 323.25 FEET;

THENCE SOUTH 00°32'48" WEST, PARALLEL WITH THE EAST LINE OF SAID SE1/4 OF SECTION 25, A DISTANCE OF 87.42 FEET;

THENCE NORTH 89°27'12" WEST, PERPENDICULAR TO SAID EAST LINE, 105.00 FEET;

THENCE SOUTH 00°32'48" WEST, PARALLEL WITH SAID EAST LINE, 47.40 FEET;

THENCE NORTH 89°27'12" WEST, PERPENDICULAR TO SAID EAST LINE, 47.00 FEET;

THENCE SOUTH 00°32'48" WEST, PARALLEL WITH SAID EAST LINE, 3.61 FEET;

THENCE SOUTH 54°42'32" WEST, 16.04 FEET;

THENCE NORTH 89°27'12" WEST, PERPENDICULAR TO SAID EAST LINE, 116.50 FEET;

THENCE NORTH 00°30'39" EAST, PERPENDICULAR TO SAID NORTH LINE, 110.11 FEET;

THENCE NORTH 89°29'21" WEST, PARALLEL WITH SAID NORTH LINE, 379.58 FEET TO THE NORTH BANK OF THE TUMBLER LATERAL;

THENCE NORTH 58°50'44" WEST, COINCIDENT WITH SAID NORTH BANK OF THE TUMBLER LATERAL, 529.26 FEET;

THENCE NORTH 36°47'10" WEST, 392.24 FEET TO SAID NORTH LINE, MARKED BY A 5/8" REBAR/CAP PLS 14221;

THENCE SOUTH 89°24'05" EAST, COINCIDENT WITH SAID NORTH LINE, 403.16 FEET TO THE CE1/16 CORNER OF SAID SECTION 25;

THENCE SOUTH 89°29'21" EAST, COINCIDENT WITH SAID NORTH LINE, 1078.14 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12.689 ACRES MORE OR LESS.

**BASIS OF BEARING** FOR THIS DESCRIPTION IS SOUTH 00°32'48" WEST BETWEEN THE E1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 25, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO.

C17 LLC  
JIM CONGER, MEMBER

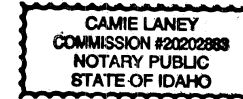
C4 LAND LLC  
JIM CONGER, MEMBER

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 5<sup>th</sup> DAY OF April, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM CONGER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF C17 LLC, 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.



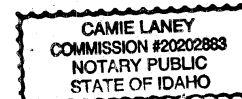
*Camie Laney*  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT Boise  
MY COMMISSION EXPIRES 8-3-26

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 5<sup>th</sup> DAY OF April, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM CONGER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF C4 LAND LLC, 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.



*Camie Laney*  
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. 10581



2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105

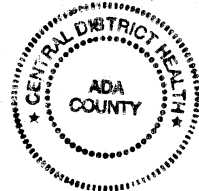
**SAWTOOTH**  
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
4 OF 5	3/2022	AR/KB	KB	120021	120021-FP

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.

Roni Bode DEHS 9-15-2021  
CENTRAL DISTRICT HEALTH, EHS DATE



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 1<sup>st</sup> DAY OF February, 2022 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature] 9-13-22  
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.

Jerry L. Hastings 9-15-2022  
COUNTY SURVEYOR DATE  
PLS 5359



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 26<sup>th</sup> DAY OF May, 2022

Mary May 5-26-2022  
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE



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.

[Signature] 9-16-22  
COUNTY TREASURER DATE  
Signed by Craig Stewart  
Deputy Treasurer



APPROVAL OF CITY ENGINEER

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

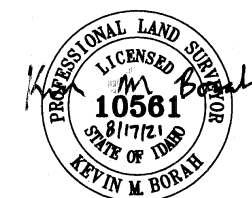
[Signature] 9-12-22  
CITY ENGINEER L.N. 9430 DATE

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 516 MINUTES PAST 10 O'CLOCK AM. THIS 11<sup>th</sup> DAY OF Sept, 2022 A.D., AND WAS DULY RECORDED IN BOOK 124 OF PLATS AT PAGES 19782, THROUGH 19786, INSTRUMENT NUMBER 2022-079810.

Judith Heeler Phil McBrane fee: \$216.00  
DEPUTY EX-OFFICIO RECORDER



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EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
**SAWTOOTH**  
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
5 OF 5	8/2021	AR/KB	KB	120021	120021-FP