



# PLAT RECORDING SHEET

## Digital Plat Image Available in Separate System

**BOOK**

**PAGE**

**Thru**

**SURVEYOR**

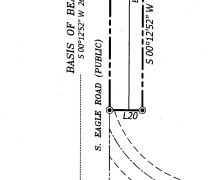
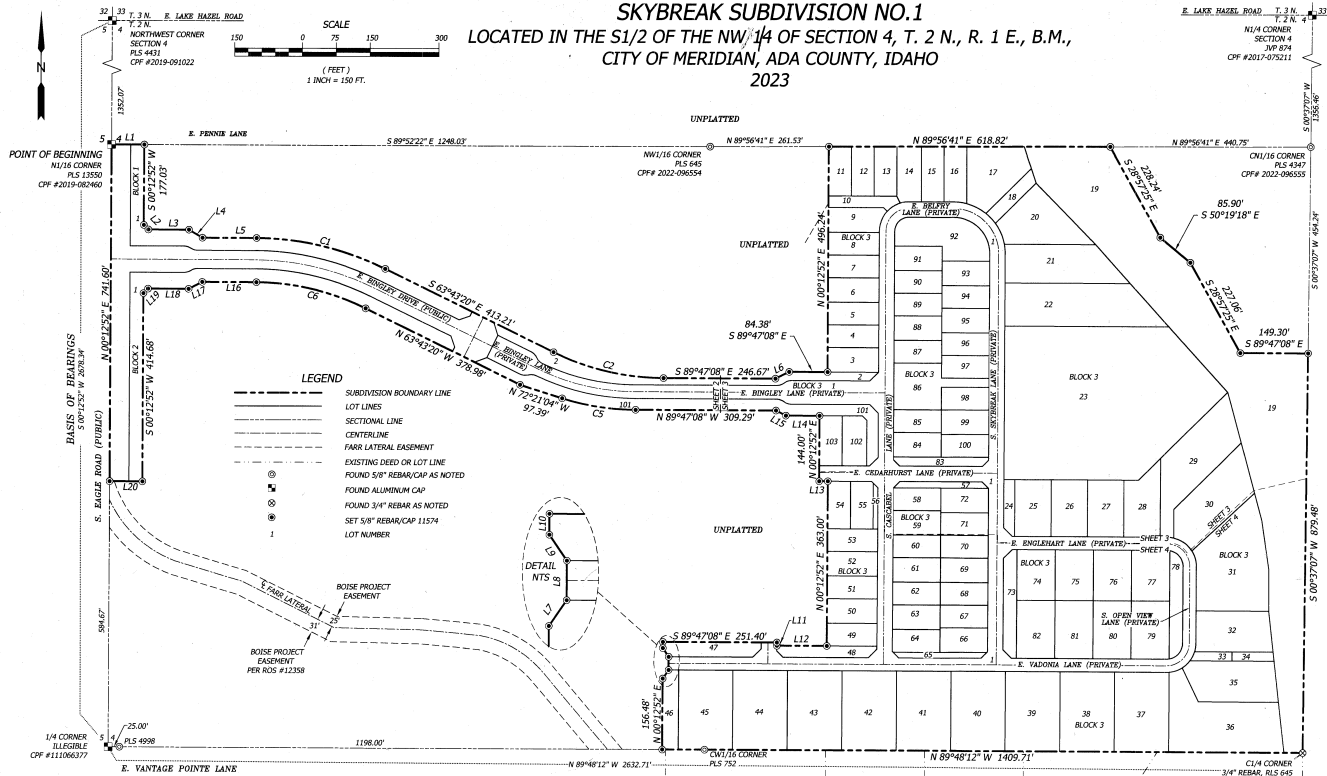
**SUBDIVISION NAME**

**OWNERS**

**AT THE REQUEST OF**

**COMMENTS**

SKYBREAK SUBDIVISION NO. 1  
LOCATED IN THE S1/2 OF THE NW1/4 OF SECTION 4, T. 2 N., R. 1 E., B.M.,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2023



PLAT NOTES

- 1. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
- TWELVE (12) FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY OR AS DEPICTED
- TEN (10) FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS, PRIVATE STREETS AND REAR LOT LINES OR AS DEPICTED
- FIVE (5) 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:
- TWELVE (12) FOOT WIDE ALONG SUBDIVISION BOUNDARY OR AS DEPICTED
- TEN (10) FOOT WIDE ALONG REAR LOT LINES OR AS DEPICTED
- FIVE (5) 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 SURROUNDINGS. NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM 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 1, BLOCK 1, LOT 1, BLOCK 2, ARE RESERVED AS COMMON AREA, ARE NON-BUILDABLE LOTS, AND ARE OWNED AND MAINTAINED BY SKYBREAK MASTER ASSOCIATION, INC. (LOTS 1, 2, 10, 18, 19, 24, 32, 34, 46-60, 66, 71, 69, 73, 75, 83, 86, 92 AND 102). BLOCK 3 ARE RESERVED AS COMMON AREA, ARE NON-BUILDABLE LOTS, AND ARE OWNED AND MAINTAINED BY SKYBREAK ESTATES ASSOCIATION, INC.
6. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2022-081189.

- 7. IRRIGATION WATER HAS BEEN PROVIDED FROM THE NEW YORK IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3802(1)(3). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW YORK IRRIGATION DISTRICT.
8. 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.
9. THIS SUBDIVISION IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2021-119175.
10. LOT 101, BLOCK 3, IS A PRIVATE ROAD TO BE OWNED AND MAINTAINED BY THE SKYBREAK ESTATES ASSOCIATION, INC. THE PERPETUAL RIGHT OF INGRESS/EGRESS OVER THE DESCRIBED PRIVATE ROAD IS HEREBY RESERVED IN FAVOR OF EACH LOT OWNER. THE PERPETUAL EASEMENT SHALL RUN WITH THE LAND AND THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROADS CANNOT BE MODIFIED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MERIDIAN.
11. THIS SUBDIVISION SHALL BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED AT A LATER TIME AND MAY BE AMENDED FROM TIME TO TIME.
12. A PORTION OF LOT 1, BLOCK 2, IS SERVICED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCLUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103236, ADA COUNTY RECORDS, AND INCORPORATED HEREBY 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 40-2002 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
13. THE BOTTOM OF STRUCTURAL FOOTING SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
14. THIS DEVELOPMENT IS SUBJECT TO AN ACHD PERMANENT EASEMENT INST. NO. 2022-043510.
15. THIS SUBDIVISION IS SUBJECT TO WATER EASEMENT INST. NO. S 2022-045685, 2022-045686 AND 2022-045688, FOR THE BENEFIT OF THE CITY OF MERIDIAN.
16. LOT 36, BLOCK 3, SHALL HAVE A SIDE YARD BUILDING SETBACK OF FIFTEEN (15) FEET ON THE SOUTH PROPERTY LINE AND LOTS 10-45, BLOCK 3, SHALL HAVE A REAR BUILDING SETBACK OF THIRTY (30) FEET ON THE SOUTH PROPERTY LINE.

- 17. THIS SUBDIVISION IS SUBJECT TO SEWER AND WATER EASEMENT INST. NO. S 2022-0164 AND 2022-045689 FOR THE CITY OF MERIDIAN.
18. LOTS 16-22, BLOCK 3, ARE SUBJECT TO A FIFTEEN (15) FOOT WIDE PRESSURIZED IRRIGATION EASEMENT AND LOTS 25-33, 35-36, BLOCK 3, ARE SUBJECT TO A TWENTY SEVEN (27) FOOT WIDE PRESSURIZED IRRIGATION EASEMENT FOR THE SKYBREAK MASTER ASSOCIATION, INC.
19. NO OWNER OTHER THAN THE GRANTOR OR SKYBREAK ESTATES ASSOCIATION, INC. SHALL CONSTRUCT ANY IMPROVEMENTS, INCLUDING, BUT WITHOUT LIMITATION, FENCES, LANDSCAPING AND BUILDINGS, WITHIN THE LOT SLOPE AREA. THE INSTALLATION OR CAUSING ANY TRAILS TO EXIST WITHIN SAID SLOPE AREA IS PROHIBITED. SKYBREAK ESTATES ASSOCIATION, INC. IS RESPONSIBLE FOR MAINTAINING THE SLOPE AREA (WHICH MAINTENANCE IS LIMITED TO THE MINIMUM AMOUNT NECESSARY TO PRESERVE THE NATIVE VEGETATION IN SAID SLOPE AREA).
20. PRIVATE ROAD EASEMENT AGREEMENT INST. NO. 2020-03436 WILL BE TERMINATED BY A RELEASE OF EASEMENT INSTRUMENT TO BE RECORDED WITH THIS PLAT.
21. LOTS 11-13, BLOCK 3, WILL TAKE ACCESS FROM LOT 10, BLOCK 3. THIS COMMON DRAINWAY IS FOR THE PURPOSE OF INGRESS/EGRESS, SHALL CONTAIN BLANKET TYPE WATER, SEWER AND UTILITY EASEMENTS AND SHALL RUN WITH THE LAND. THIS COMMON DRAINWAY/LOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH UDC 11-6C-3D AND BE PAVED A MINIMUM OF 30 FEET WIDE WITH SURFACE CAPABLE OF SUPPORTING 75,000 LBS. COMMON DRAINWAY/LOT SHALL BE OWNED AND MAINTAINED BY SKYBREAK ESTATES ASSOCIATION, INC.
22. NO PERMANENT ABOVE GROUND STRUCTURES EXCEPT PROPERTY BOUNDARY FENCING MAY BE BUILT IN THE NO BUILD ZONE AS SHOWN ON LOT 36, BLOCK 3.

REFERENCES

- R1) RECORD OF SURVEY NO. 12358, INST. NO. 2020-04452
R2) RECORD OF SURVEY NO. 6839, INST. NO. 110986208
R3) RECORD OF SURVEY NO. 1835, INST. NO. 0148338
R4) RECORD OF SURVEY NO. 1638, INST. NO. 01148338
R5) KEEP SUBDIVISION, BOOK 119, PAGE 18374
R6) CHERRY SUBDIVISION, BOOK 108, PAGE 15160
R7) VANTAGE POINTE SUBDIVISION, BOOK 80, PAGE 8575
R8) WARRANTY DEED INST. NO. 2020-05413
R9) WARRANTY DEED INST. NO. 2020-088736

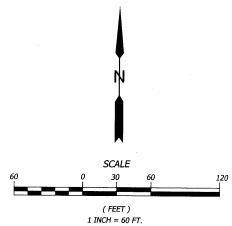
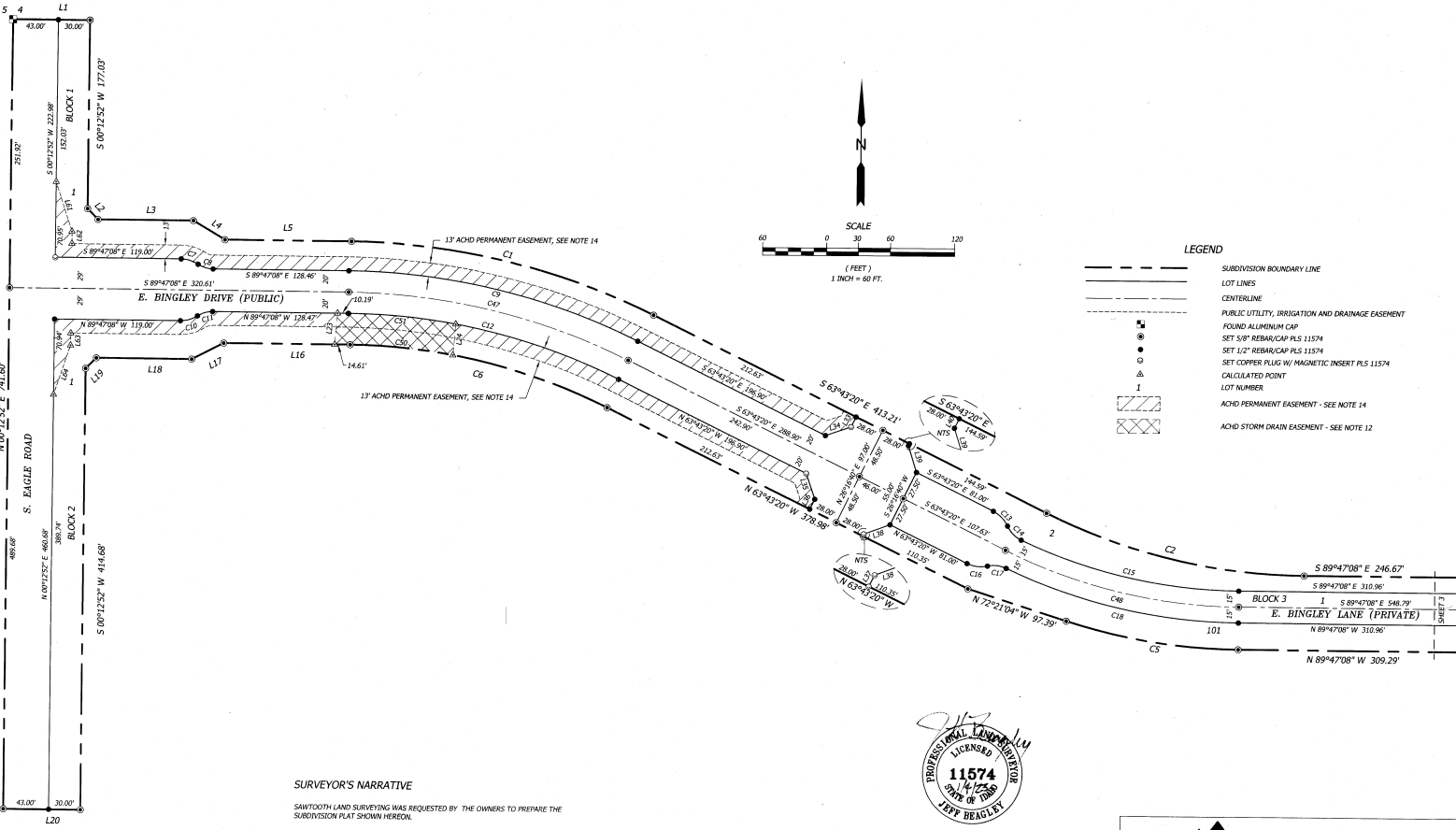
SEE SHEET 4 OF 7 FOR LINE & CURVE TABLES  
SEE SHEET 2 OF 7 FOR SURVEYOR NARRATIVE

SAWTOOTH Land Surveying, LLC  
2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
WWW.SAWTOOTHLS.COM



SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 7	12/2022	AR	JB	19446	19446-PP

POINT OF BEGINNING  
N156 CORNER  
PLS 13350  
OFF #2019-002460



- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - LOT LINES
  - - - CENTERLINE
  - PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT
  - FOUND ALUMINUM CAP
  - SET 5/8" REBAR/CAP PLS 11574
  - △ SET 1/2" REBAR/CAP PLS 11574
  - SET COPPER PLUG W/ MAGNETIC INSERT PLS 11574
  - CALCULATED POINT
  - I LOT NUMBER
  - ACHD PERMANENT EASEMENT - SEE NOTE 14
  - ACHD STORM DRAIN EASEMENT - SEE NOTE 12

**SURVEYOR'S NARRATIVE**

SAWTOOTH LAND SURVEYING WAS REQUESTED BY THE OWNERS TO PREPARE THE SUBDIVISION PLAT SHOWN HEREON.

THE BASIS OF BEARING FOR THE PLAT MATCHES THE BASIS OF BEARING FROM RECORD OF SURVEY NO. 12358. THE SECTIONAL MONUMENTS USED TO DETERMINE THE BOUNDARY OF THE SUBDIVISION WERE LOCATED AS SHOWN ON SAID RECORD OF SURVEY EXCEPT FOR THE ON15 CORNER. THIS MONUMENT APPEARS TO HAVE BEEN RE-SET BASED ON THE DESCRIPTION PROVIDED PER SAID RECORD OF SURVEY.

THERE ARE SLIGHT DISCREPANCIES IN THE BEARINGS AND DISTANCES BETWEEN SAID RECORD OF SURVEY AND THE LOCATIONS AS MEASURED BY SAWTOOTH LAND SURVEYING. THESE MONUMENTS ARE BEING HELD IN THE POSITIONS AS LOCATED.

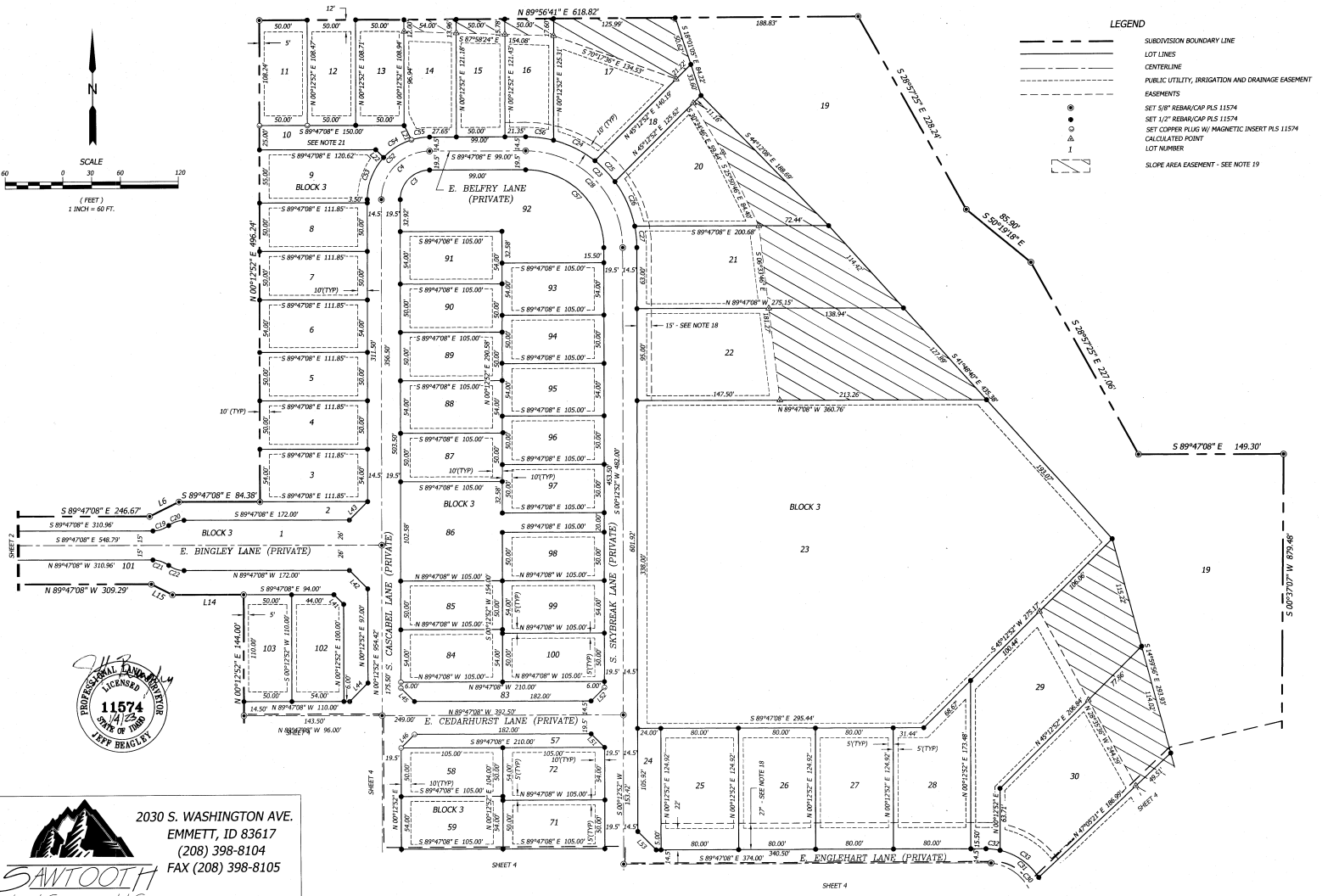
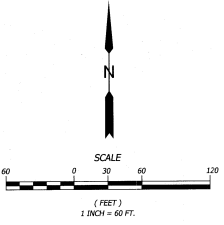


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**SAWTOOTH**  
Land Surveying, LLC  
WWW.SAWTOOTHLS.COM

SHEET: 2 OF 7	DATE: 12/2022	DRAWN BY: AR	CHECKED BY: JB	JOB#: 19446	DWG#: 19446-PP
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SEE SHEET 4 OF 7 FOR LINE & CURVE TABLES



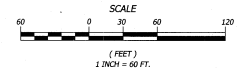
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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	DOB#:	DWG#:
3 OF 7	12/2022	AR	JB	19446	19446-FP

SEE SHEET 4 OF 7 FOR LINE & CURVE TABLES

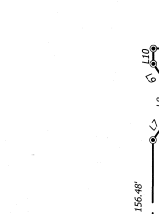
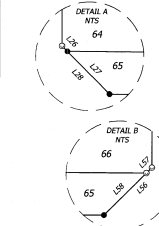
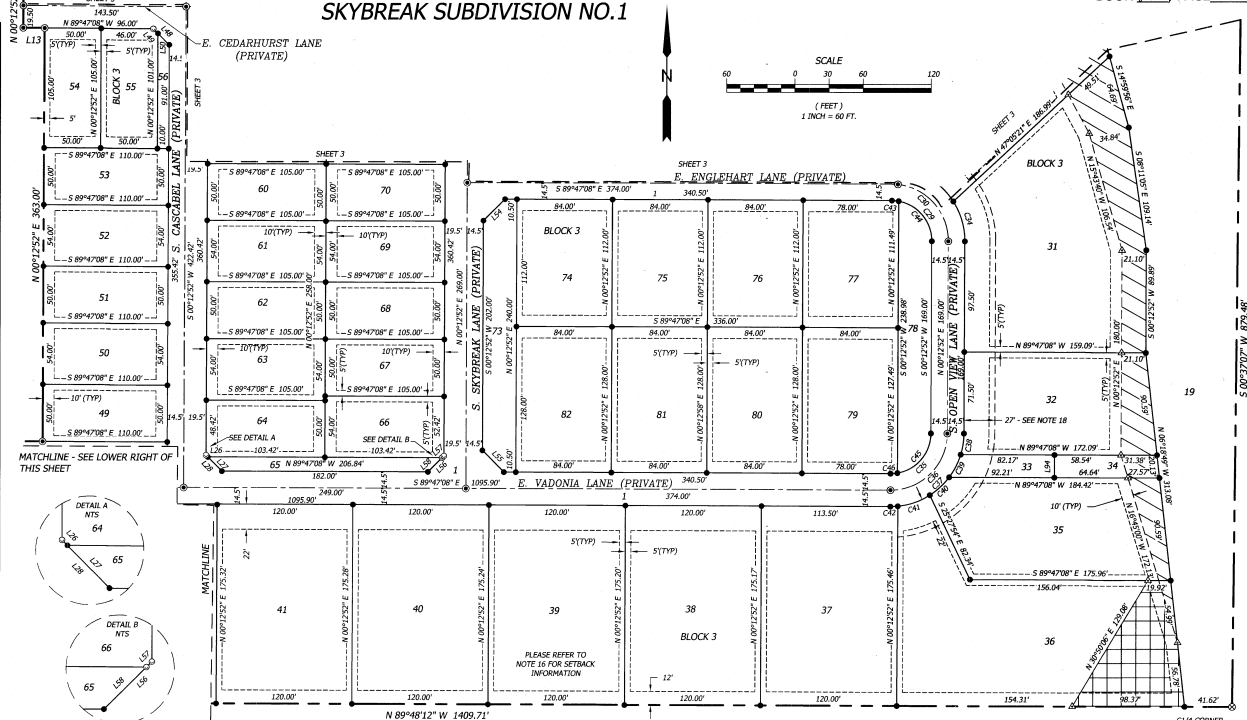
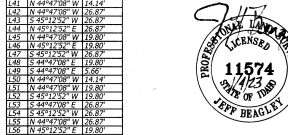
SKYBREAK SUBDIVISION NO. 1



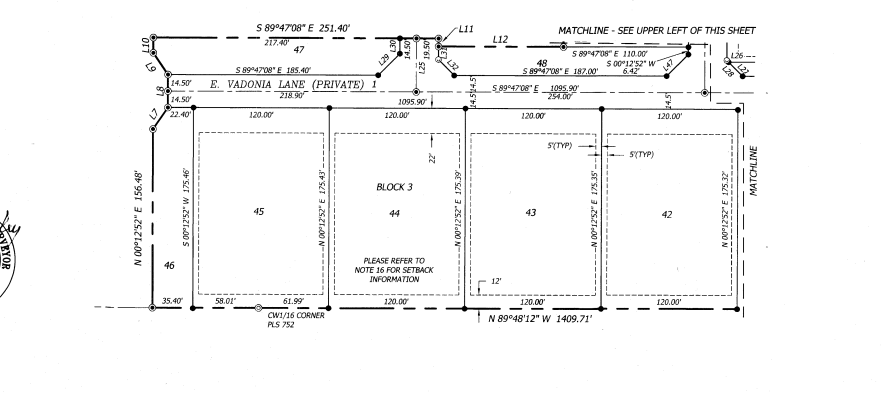
CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C64.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L1 through L64.

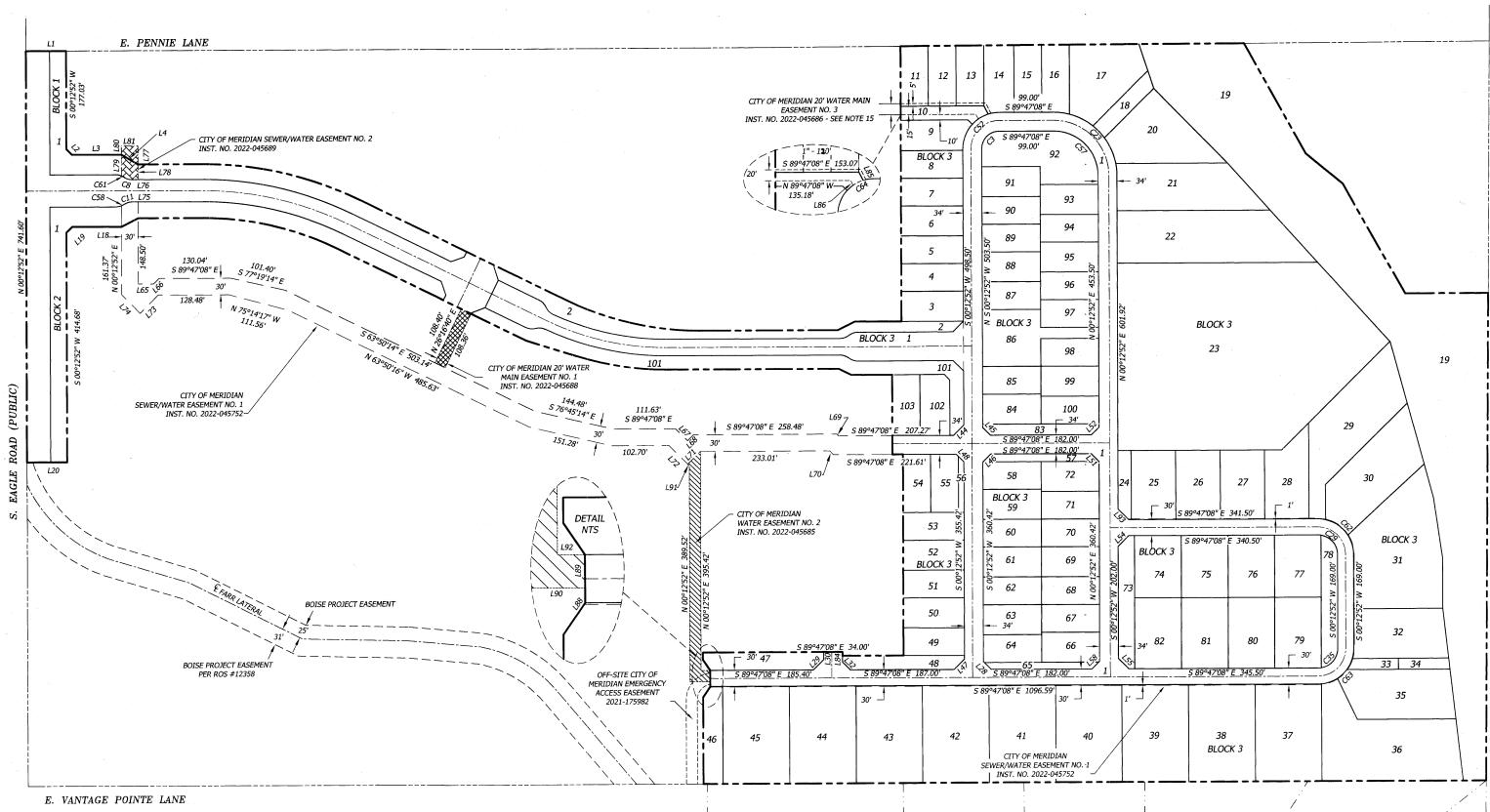
LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L65 through L128.



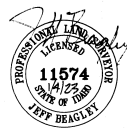
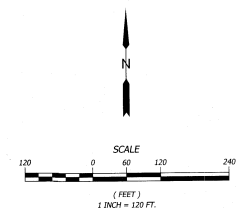
LEGEND defining symbols for subdivision boundary line, lot lines, centerline, easements, and other features.



SAWTOOTH Land Surveying, LLC logo and contact information: 2030 S. WASHINGTON AVE. EMMETT, ID 83617. (208) 398-8104. FAX (208) 398-8105. WWW.SAWTOOTHLS.COM. Includes a metadata table with fields: SHEET, DATE, DRAWN BY, CHECKED BY, JOB#, DWG#.



- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - LOT LINES
  - SECTIONAL LINE
  - CENTERLINE
  - FAIR LATERAL EASEMENT
  - EXISTING DEED OR LOT LINE
  - SEWER/WATER EASEMENT NO. 1
  - WATER EASEMENT NO. 3
  - WATER EASEMENT NO. 2
  - WATER EASEMENT NO. 1
  - SEWER/WATER EASEMENT NO. 2
  - 1 LOT NUMBER



SEE SHEET 4 OF 7 FOR LINE & CURVE TABLES

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FAX (208) 398-8105

**SAWTOOTH**  
Land Surveying, LLC  
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SHEET: 5 OF 7	DATE: 12/2022	DRAWN BY: AR	CHECKED BY: JB	JOB#: 19446	DWG#: 19446-FP
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CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY, 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 AND PRIVATE ROADS 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.

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

THE BASIS OF BEARINGS IS S. 0°12'52" W. BETWEEN A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER AND A FOUND ALUMINUM CAP MARKING THE W1/4 CORNER OF SECTION 4, T. 2 N., R. 1 E., S14, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE S1/2 OF THE NW1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NW CORNER OF SAID SECTION 4; THENCE S. 0°12'52" W., COINCIDENT WITH THE WEST LINE OF SAID NW1/4, A DISTANCE OF 1363.07 FEET TO AN ALUMINUM CAP MARKING THE N1/16 CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING;

THENCE S. 89°52'22" E., COINCIDENT WITH THE NORTH LINE OF SAID S1/2 OF THE NW1/4, A DISTANCE OF 73.00 FEET;

THENCE S. 00°12'52" W., PARALLEL WITH SAID WEST LINE, 177.03 FEET;

THENCE S. 44°47'08" E., 14.14 FEET;

THENCE S. 89°47'08" W., 90.00 FEET;

THENCE S. 59°31'45" E., 34.73 FEET;

THENCE S. 89°47'08" W., 119.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 648.50 FEET;

THENCE 255.00 FEET ALONG THE ARC OF SAID CURVE, WITH A CENTRAL ANGLE OF 20°03'48", SUBTENDED BY A CHORD BEARING S. 70°45'14" E., 292.46 FEET;

THENCE S. 63°43'20" E., 413.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 551.50 FEET;

THENCE 250.87 FEET ALONG THE ARC OF SAID CURVE, WITH A CENTRAL ANGLE OF 20°03'48", SUBTENDED BY A CHORD BEARING S. 70°45'14" E., 246.71 FEET;

THENCE S. 89°47'08" W., 246.67 FEET;

THENCE N. 63°43'20" E., 33.91 FEET;

THENCE S. 89°47'08" W., 84.38 FEET;

THENCE N. 00°12'52" E., PARALLEL WITH SAID WEST LINE, 496.24 FEET TO SAID NORTH LINE;

THENCE N. 89°50'41" E., COINCIDENT WITH SAID NORTH LINE, 618.82 FEET;

THENCE S. 28°57'25" E., 228.24 FEET;

THENCE S. 50°19'18" E., 85.90 FEET;

THENCE S. 28°57'25" E., 227.06 FEET;

THENCE S. 89°47'08" W., 149.30 FEET TO THE EAST LINE OF SAID S1/2 OF THE NW1/4;

THENCE S. 00°17'07" W., COINCIDENT WITH SAID EAST LINE, 879.48 FEET TO THE C1/4 CORNER OF SAID SECTION 4, MARKED BY A "M" REBAR CAP PLS 645;

THENCE N. 89°48'12" W., COINCIDENT WITH THE SOUTH LINE OF SAID S1/2 OF THE NW1/4, A DISTANCE OF 1409.73 FEET;

THENCE N. 0°12'52" E., PARALLEL WITH SAID WEST LINE, 156.46 FEET;

THENCE N. 34°35'41" E., 23.02 FEET;

THENCE N. 00°12'52" E., PARALLEL WITH SAID WEST LINE, 29.00 FEET;

THENCE N. 34°09'57" W., 23.02 FEET;

THENCE N. 00°12'52" E., PARALLEL WITH SAID WEST LINE, 33.42 FEET;

THENCE S. 89°47'08" W., 251.40 FEET;

THENCE S. 00°12'52" W., PARALLEL WITH SAID WEST LINE, 7.00 FEET;

THENCE S. 89°47'08" W., 110.00 FEET;

THENCE N. 00°12'52" E., PARALLEL WITH SAID WEST LINE, 363.00 FEET;

THENCE N. 89°47'08" W., 19.00 FEET;

THENCE N. 00°12'52" E., PARALLEL WITH SAID WEST LINE, 144.00 FEET;

THENCE N. 89°47'08" W., 74.08 FEET;

THENCE N. 63°08'22" W., 24.53 FEET;

THENCE N. 89°47'08" W., 309.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 540.00 FEET;

THENCE 164.32 FEET ALONG THE ARC OF SAID CURVE, WITH A CENTRAL ANGLE OF 17°26'04", SUBTENDED BY A CHORD BEARING N. 81°04'06" W., 163.68 FEET;

THENCE N. 63°43'20" W., 97.39 FEET;

THENCE N. 42°21'04" W., 551.50 FEET;

THENCE N. 63°43'20" W., 378.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 551.50 FEET;

THENCE 250.87 FEET ALONG THE ARC OF SAID CURVE, WITH A CENTRAL ANGLE OF 20°03'48", SUBTENDED BY A CHORD BEARING N. 70°45'14" W., 246.71 FEET;

THENCE N. 89°47'08" W., 119.66 FEET;

THENCE S. 62°53'28" W., 33.77 FEET;

THENCE N. 89°47'08" W., 90.00 FEET;

THENCE S. 45°12'52" W., 14.14 FEET;

THENCE S. 00°12'52" W., PARALLEL WITH SAID WEST LINE, 414.68 FEET;

THENCE N. 89°47'08" W., 73.00 FEET TO SAID WEST LINE;

THENCE N. 00°12'52" E., COINCIDENT WITH SAID WEST LINE, 741.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 35.679 ACRES MORE OR LESS.

G20, LLC  
JIM CONGER, AUTHORIZED AGENT

PETER L. EISENMAN  
"AS OWNER OF LOT 23, BLOCK 3 UPON RECORDING"

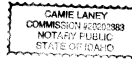
DANA A. EISENMAN  
"AS OWNER OF LOT 23, BLOCK 3 UPON RECORDING"

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 27 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 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.



ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 27 DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PETER L. AND DANA A. EISENMAN, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE OWNERS AND EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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



CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, 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.

JEFF BEAGLEY



P.L.S.11574

SAWTOOTH Land Surveying, LLC  
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SHEET: 6 OF 7	DATE: 4/2022	DRAWN BY: AR	CHECKED BY: JB	JOB#: 19446	DWG#: 19446-FP
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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.

Michael W. Ross 20115 5/25/22  
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 5<sup>th</sup> DAY OF April, 2022 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Cheryl 10/28/22  
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.

DL P. King 19 January 2023  
COUNTY SURVEYOR DATE  
PLS # 13553



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 23<sup>rd</sup> DAY OF Sept, 2022.

Nancy May 23 September 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 THIRY (30) DAYS ONLY.

Edwilda Mann 1-19-2023  
COUNTY TREASURER  
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.

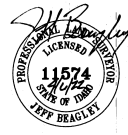
Mark 10/28/22  
CITY ENGINEER L.N. 9430 DATE

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 9 MINUTES PAST 1 O'CLOCK P.M. THIS 19<sup>th</sup> DAY OF JANUARY, 2023 A.D., AND WAS DULY RECORDED IN BOOK 128 OF PLATS AT PAGES 20019, THROUGH 20025, INSTRUMENT NUMBER 2023-003449.

Deanne Trent  
DEPUTY EX-OFFICIO RECORDER



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

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

SHEET: 7 OF 7	DATE: 4/2022	DRAWN BY: AR	CHECKED BY: JB	DOB#: 19446	DWG#: 19446-PP
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