BK 92 PG 10982

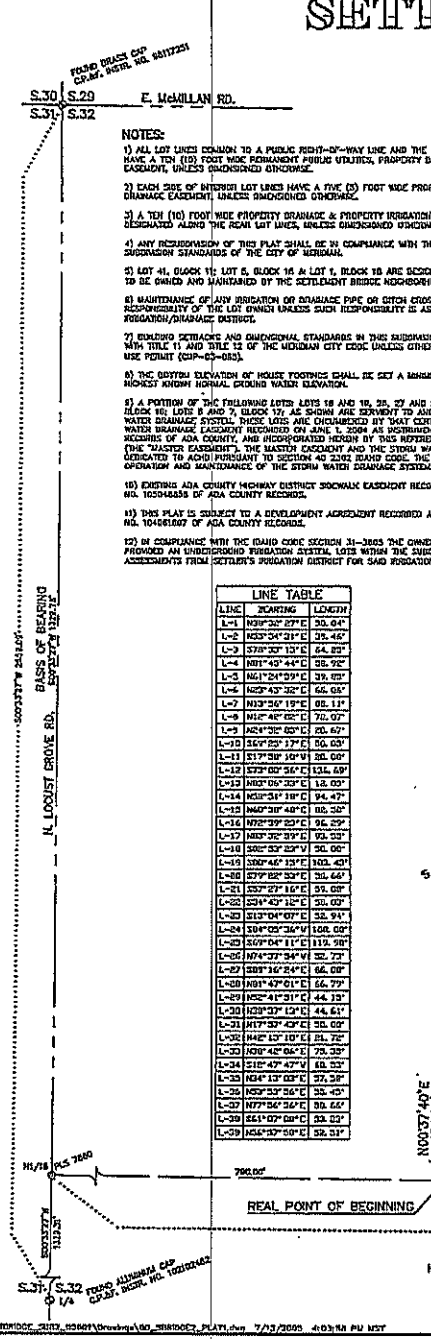
PLAT SHOWING

SETTLEMENT BRIDGE SUBDIVISION NO. 2

LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 32, T.4N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO

2005

Engineering NorthWest, LLC
BOISE, IDAHO



NOTES:

1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.

2) EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PROPERTY IRRIGATION AND PROPERTY DRAINAGE EASEMENT, UNLESS DIMENSIONED OTHERWISE.

3) A TEN (10) FOOT WIDE PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE.

4) ANY RESUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.

5) LOT 41, BLOCK 11; LOT 5, BLOCK 14 & LOT 1, BLOCK 18 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE SETTLEMENT BRIDGE NEIGHBORHOOD HOMEOWNER'S ASSOCIATION.

6) MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.

7) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 AND TITLE 12 OF THE MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT (CUP-03-083).

8) THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.

9) A PORTION OF THE FOLLOWING LOTS: LOTS 18 AND 19, 26, 27 AND 28, BLOCK 10; LOTS 1 AND 2, BLOCK 16; LOTS 6 AND 7, BLOCK 17; AS SHOWN ARE SERVIENT TO AND CONTAIN THE ADHD STORM WATER DRAINAGE SYSTEM. THOSE LOTS ARE ENCUMBERED BY THAT CONTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104086643, OFFICIAL RECORDS OF ADA COUNTY, 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 ADHD PURSUANT TO SECTION 40 2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

10) EXISTING ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT RECORDED AS INSTRUMENT NO. 105048835 OF ADA COUNTY RECORDS.

11) THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 104081007 OF ADA COUNTY RECORDS.

12) IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLER'S IRRIGATION DISTRICT FOR SAID IRRIGATION WATER.

LINE TABLE

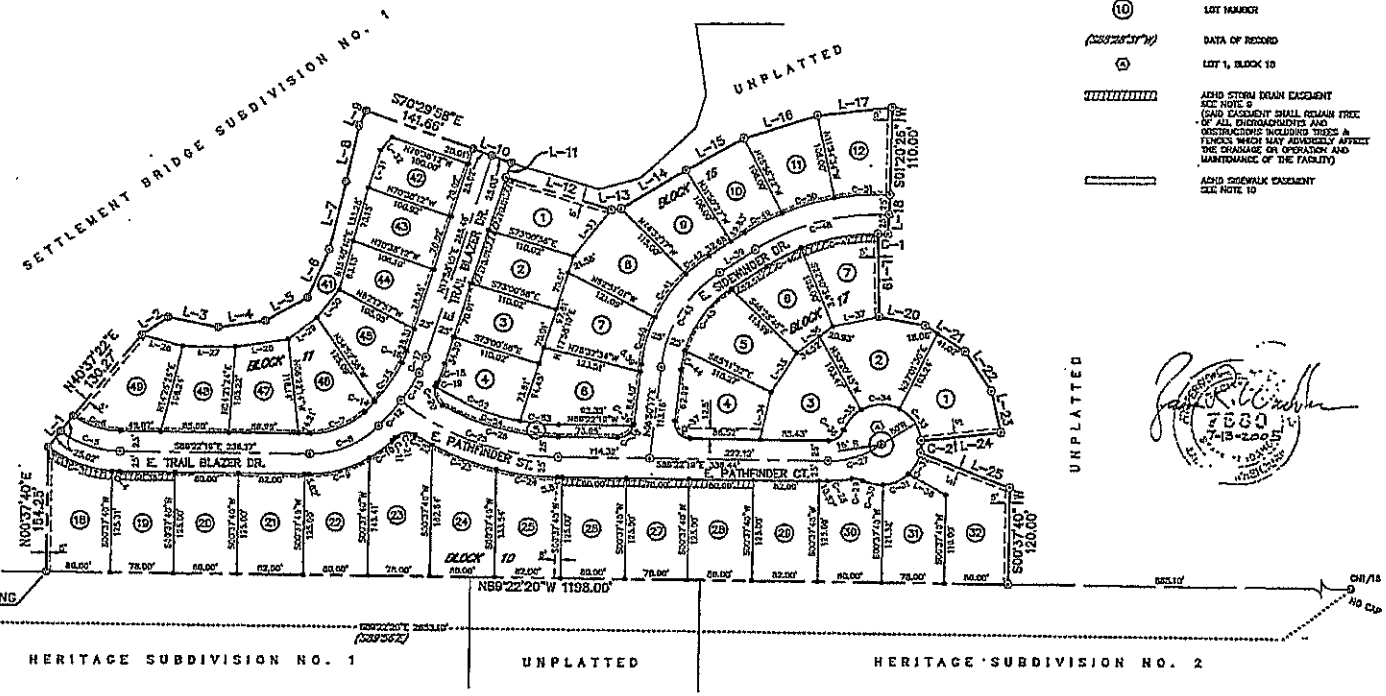
LINE	BEARING	LENGTH
L-1	N39°20' 27"E	30.04'
L-2	N53°34' 21"E	35.46'
L-3	S78°30' 13"E	64.23'
L-4	N81°43' 44"E	35.92'
L-5	N61°24' 59"E	39.03'
L-6	N23°43' 32"E	66.05'
L-7	N13°36' 19"E	88.11'
L-8	N16°46' 02"E	70.07'
L-9	N24°32' 05"E	20.47'
L-10	S69°23' 17"E	50.03'
L-11	S17°38' 10"W	20.00'
L-12	S73°00' 56"E	131.49'
L-13	N82°05' 33"E	13.03'
L-14	N32°31' 18"E	94.47'
L-15	N60°38' 48"E	80.20'
L-16	N72°39' 23"E	96.29'
L-17	N83°26' 39"E	93.03'
L-18	S00°53' 25"W	50.00'
L-19	S80°46' 15"E	103.40'
L-20	S79°22' 53"E	30.64'
L-21	S57°27' 16"E	59.08'
L-22	S34°43' 12"E	30.00'
L-23	S13°04' 07"E	32.94'
L-24	S04°05' 36"W	108.00'
L-25	S09°04' 11"E	119.98'
L-26	N74°37' 34"W	32.73'
L-27	S89°16' 24"E	66.08'
L-28	N01°42' 01"E	66.79'
L-29	N52°41' 31"E	44.13'
L-30	N38°37' 13"E	44.61'
L-31	N17°37' 43"E	35.00'
L-32	N46°13' 10"E	81.72'
L-33	N06°42' 06"E	75.35'
L-34	S16°47' 47"W	60.53'
L-35	N04°13' 03"E	37.38'
L-36	N59°33' 56"E	35.45'
L-37	N77°56' 36"E	30.66'
L-38	S61°07' 08"E	33.03'
L-39	N54°37' 50"E	32.31'

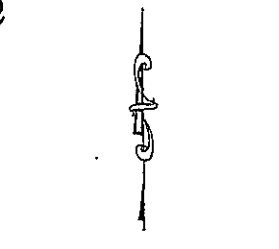
CURVE DATA:

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	12.47'	253.00'	02°49' 03"	12.47'	N69°20' 49"W
C-2	15.00'	50.00'	17°15' 14"	15.00'	S02°01' 28"W
C-3	86.22'	152.00'	32°30' 10"	85.08'	S65°20' 53"E
C-4	9.03'	152.00'	03°30' 21"	9.03'	S07°33' 09"E
C-5	73.34'	127.00'	33°47' 36"	72.33'	S21°20' 22"E
C-6	82.79'	102.00'	39°16' 24"	81.81'	S71°44' 07"E
C-7	74.75'	95.00'	45°03' 01"	72.84'	N69°03' 18"E
C-8	94.48'	120.00'	45°03' 01"	92.01'	N69°03' 18"E
C-9	72.97'	145.00'	30°45' 07"	71.93'	N75°14' 33"E
C-10	36.23'	145.00'	14°19' 34"	36.13'	N82°48' 07"E
C-11	4.97'	225.00'	00°51' 00"	4.97'	N45°06' 22"E
C-12	42.29'	300.00'	08°04' 35"	42.22'	N41°30' 22"E
C-13	40.97'	300.00'	07°49' 07"	40.93'	N33°33' 22"E
C-14	17.33'	275.00'	03°36' 29"	17.33'	N43°44' 09"E
C-15	58.99'	275.00'	12°17' 25"	58.87'	N55°47' 09"E
C-16	15.20'	75.00'	11°40' 09"	15.26'	N32°48' 24"E
C-17	20.38'	100.00'	11°40' 09"	20.34'	N32°48' 24"E
C-18	25.18'	125.00'	11°32' 20"	25.14'	N32°44' 29"E
C-19	4.50'	85.00'	02°01' 06"	4.19'	S23°30' 15"W
C-20	87.07'	60.00'	77°38' 33"	80.63'	S21°16' 35"E
C-21	86.98'	60.00'	77°04' 04"	84.32'	S03°13' 06"W
C-22	84.38'	243.44'	04°04' 03"	84.38'	S60°17' 54"E
C-23	85.31'	243.44'	14°12' 57"	85.09'	S69°26' 32"E
C-24	76.77'	243.44'	18°40' 22"	76.41'	S82°38' 06"E
C-25	210.72'	310.44'	37°54' 56"	206.91'	S20°54' 31"E
C-26	190.19'	293.44'	37°15' 28"	186.93'	S34°40' 25"E
C-27	70.88'	112.84'	36°41' 16"	69.69'	N76°47' 02"E

CURVE DATA:

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-28	30.10'	137.04'	12°36' 36"	30.04'	N34°22' 23"E
C-29	12.73'	30.00'	24°22' 45"	12.63'	N22°11' 33"W
C-30	27.82'	30.00'	53°15' 55"	26.76'	S70°02' 08"E
C-31	34.76'	30.00'	66°32' 01"	32.87'	N66°34' 34"E
C-32	30.56'	30.00'	58°06' 53"	29.30'	N29°07' 26"E
C-33	50.07'	30.00'	95°22' 15"	44.50'	N04°17' 22"W
C-34	50.07'	30.00'	95°22' 15"	44.50'	S90°05' 23"W
C-35	34.16'	30.00'	65°08' 27"	32.30'	S40°05' 06"W
C-36	24.47'	30.00'	46°06' 53"	23.81'	N55°34' 14"E
C-37	30.58'	30.00'	96°12' 32"	27.17'	S41°16' 01"E
C-38	86.05'	60.00'	82°12' 21"	78.83'	N52°52' 00"E
C-39	2.07'	60.00'	02°16' 03"	2.07'	N10°52' 10"E
C-40	60.04'	100.00'	34°22' 31"	59.13'	S16°06' 20"W
C-41	66.80'	100.00'	38°21' 32"	65.57'	S35°23' 35"W
C-42	36.83'	100.00'	21°12' 29"	36.77'	S51°23' 05"W
C-43	142.60'	163.00'	50°07' 33"	138.10'	S33°54' 00"W
C-44	53.59'	125.00'	24°56' 04"	53.24'	S11°40' 19"W
C-45	97.45'	125.00'	40°02' 29"	95.43'	S26°44' 05"W
C-46	49.45'	225.00'	12°36' 29"	49.37'	S62°31' 09"W
C-47	97.97'	225.00'	23°36' 49"	97.37'	S79°04' 33"W
C-48	173.53'	225.00'	44°12' 32"	172.70'	S74°55' 36"W
C-49	53.72'	225.00'	13°40' 32"	53.61'	S42°00' 36"W
C-50	58.12'	225.00'	14°47' 46"	57.96'	S27°23' 19"W
C-51	68.49'	225.00'	17°26' 14"	68.25'	S06°22' 16"W
C-52	114.04'	275.44'	23°18' 00"	113.25'	S07°45' 20"W
C-53	48.01'	275.44'	09°58' 46"	47.95'	S24°25' 06"E
C-54	165.05'	275.44'	34°29' 47"	162.70'	S32°41' 36"E





LEGEND

- FOUND BRASS OR ALUMINUM CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7680
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7680
- FOUND 5/8" IRON PIN, AS NOTED
- PROPERTY BOUNDARY
- EASEMENT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- (10) LOT NUMBER
- (S89°26'37"W) DATA OF RECORD
- (A) LOT 1, BLOCK 18
- ADHD STORM DRAIN EASEMENT SEE NOTE 9 (SAID EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS INCLUDING TREES & FENCES WHICH MAY ADVERSELY AFFECT THE DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY)
- ADHD SIDEWALK EASEMENT SEE NOTE 10

REGISTERED PROFESSIONAL ENGINEER 7680 7-13-2005 IDAHO

05-002-00
SHEET 1 OF 3

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