BK 93 PG 11255

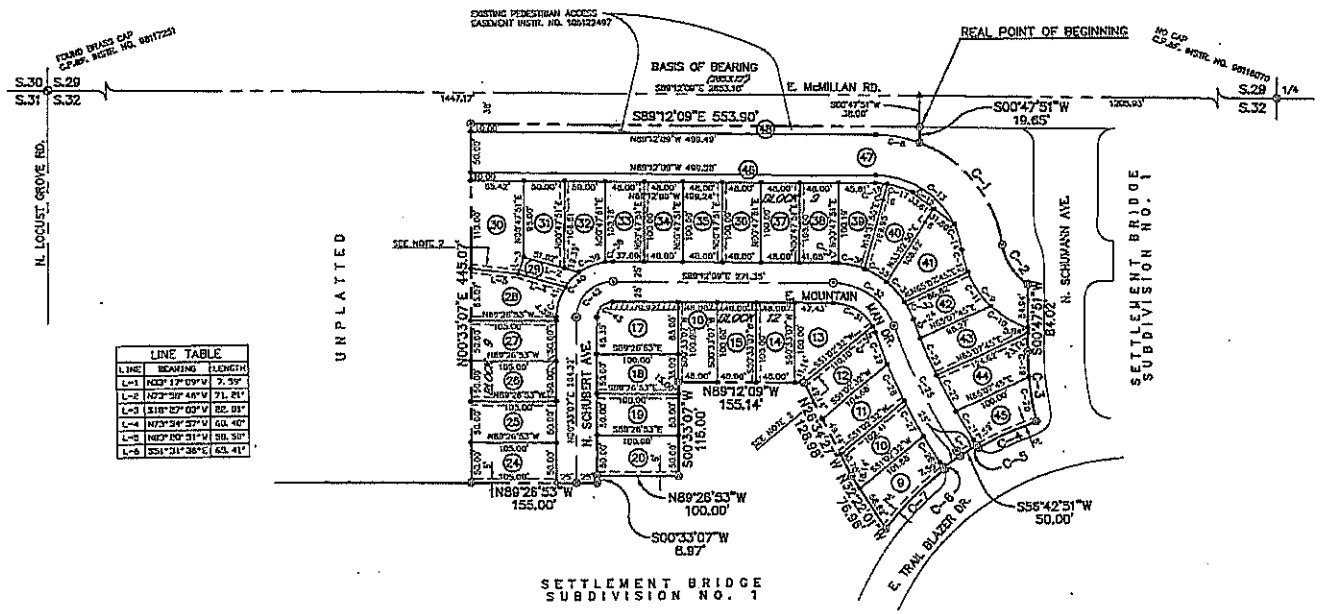
PLAT SHOWING

SETTLEMENT BRIDGE SUBDIVISION NO. 3

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



LINE TABLE		
LINE	BEARING	LENGTH
L-1	N03°17'09"W	7.39'
L-2	N73°38'46"W	71.21'
L-3	S18°27'03"W	82.01'
L-4	N73°34'37"W	60.40'
L-5	N03°10'31"W	50.50'
L-6	S51°21'36"E	63.41'

CURVE DATA:					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	170.21'	152.00'	61°43'27"	162.19'	S30°11'45"E
C-2	68.52'	78.27'	45°21'01"	66.67'	S31°59'31"E
C-3	86.50'	343.00'	14°21'56"	86.27'	S06°23'07"E
C-4	78.66'	396.00'	11°33'08"	78.53'	S04°12'24"W
C-5	3.26'	80.00'	09°20'42"	3.26'	N07°32'08"W
C-6	3.26'	20.00'	09°20'42"	3.26'	S28°36'48"E
C-7	103.38'	290.00'	15°10'48"	103.01'	S45°24'30"W
C-8	55.50'	158.00'	60°07'32"	55.21'	N79°08'25"W
C-9	133.44'	120.27'	63°34'18"	126.79'	S31°08'09"E
C-10	52.00'	120.27'	25°37'42"	51.59'	S38°04'27"E
C-11	59.90'	120.27'	24°13'03"	59.50'	S37°08'04"E
C-12	28.74'	120.27'	13°41'02"	28.67'	S14°07'46"E
C-13	154.35'	108.00'	81°53'03"	141.55'	N40°18'35"W
C-14	33.09'	108.00'	17°32'18"	32.97'	N16°03'39"W
C-15	121.26'	108.00'	64°19'51"	114.99'	N57°02'12"W
C-16	47.40'	98.00'	27°42'43"	46.94'	N79°20'42"W
C-17	32.75'	98.00'	19°09'19"	32.61'	N71°00'39"W
C-18	14.64'	98.00'	08°33'23"	14.63'	N84°53'21"W
C-19	31.68'	345.00'	05°15'42"	31.67'	S51°50'01"E
C-20	54.82'	345.00'	09°06'13"	54.76'	S59°00'50"E
C-21	40.60'	640.00'	03°37'02"	40.79'	S31°27'33"E
C-22	50.06'	640.00'	04°28'54"	50.03'	S27°23'34"E

CURVE DATA:					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-23	50.04'	640.00'	04°28'48"	50.03'	S22°54'42"E
C-24	25.20'	640.00'	02°15'03"	25.20'	S19°38'37"E
C-25	172.99'	663.00'	14°38'13"	172.11'	S25°31'02"E
C-26	37.87'	690.00'	03°08'42"	37.87'	S31°45'48"E
C-27	49.09'	690.00'	04°02'33"	48.07'	S28°06'41"E
C-28	49.69'	690.00'	04°07'34"	49.68'	S24°01'07"E
C-29	48.67'	690.00'	03°32'24"	48.67'	S20°11'08"E
C-30	7.97'	55.00'	08°18'17"	7.96'	N62°24'54"W
C-31	59.98'	55.00'	62°07'24"	57.07'	N37°57'41"W
C-32	98.64'	50.00'	70°47'12"	92.67'	N53°48'32"W
C-33	24.97'	105.00'	13°37'25"	24.91'	N69°13'38"W
C-34	30.91'	105.00'	17°37'25"	30.77'	N41°01'04"W
C-35	32.13'	105.00'	17°31'49"	32.00'	N23°45'40"W
C-36	30.37'	105.00'	16°10'33"	30.23'	N06°27'54"W
C-37	6.35'	105.00'	03°27'56"	6.35'	N02°26'11"W
C-38	10.24'	70.00'	08°37'59"	10.23'	S02°33'31"W
C-39	34.13'	70.00'	27°59'18"	33.86'	S20°28'13"W
C-40	25.13'	70.00'	20°34'00"	24.99'	S44°03'34"W
C-41	40.59'	70.00'	33°13'27"	40.02'	S17°09'31"W
C-42	70.82'	45.00'	90°14'44"	63.78'	S45°40'29"W
C-43	31.50'	20.00'	90°14'44"	28.34'	S45°45'29"W

SCALE: 1" = 100'

LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7000
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7000
- FOUND 1/2" IRON PIN, PLS 7000 UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON PIN, PLS 7000 UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- EASEMENT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- (10) LOT NUMBER
- (S89°28'31"W) DATA OF RECORD
- ACHD 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)

NOTES:

1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE, AND THE EXTERIOR SUBDIVISION BOUNDARY HAVE A (11.5) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.

2) A TEN (10) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE. ONLY THE EXTERIOR LOT LINES NOTED, HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT. THE REMAINING INTERIOR LOT LINES HAVE NO EASEMENTS.

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

4) LOTS 29, 46 & 48, BLOCK 9 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE SETTLEMENT BRIDGE NEIGHBORHOOD HOMEOWNER'S ASSOCIATION. LOT 29, BLOCK 9 ALSO HAS A BLANKET CROSS-ACCESS EASEMENT IN FAVOR OF LOTS 30 & 31, BLOCK 9.

5) LOT 47, BLOCK 9 IS DESIGNATED AS A COMMON AREA LOT TO BE OWNED BY THE DEVELOPER OR ASSIGNS. SAID LOT HAS A BLANKET OPERATION AND MAINTENANCE EASEMENT FOR THE NORTH SLOUGH AND WILL BE MAINTAINED BY THE SETTLERS IRRIGATION DISTRICT.

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-03-055).

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 26 & 27, BLOCK 9 AND LOTS 14 THROUGH 17, BLOCK 12; AS SHOWN ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104068441, 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 ACHD PURSUANT TO SECTION 40 2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

10) DIRECT LOT ACCESS TO E. McMILLAN ROAD AND N. SCHUMANN AVE. IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF MERIDIAN.

11) 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 DEDICATED FOR ASSESSMENTS FROM SETTLER'S IRRIGATION DISTRICT FOR SAID IRRIGATION WATER.

12) THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 104061807 OF ADA COUNTY RECORDS.

05-013-00
SHEET 1 OF 3

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