Bk 95 Pg 11681

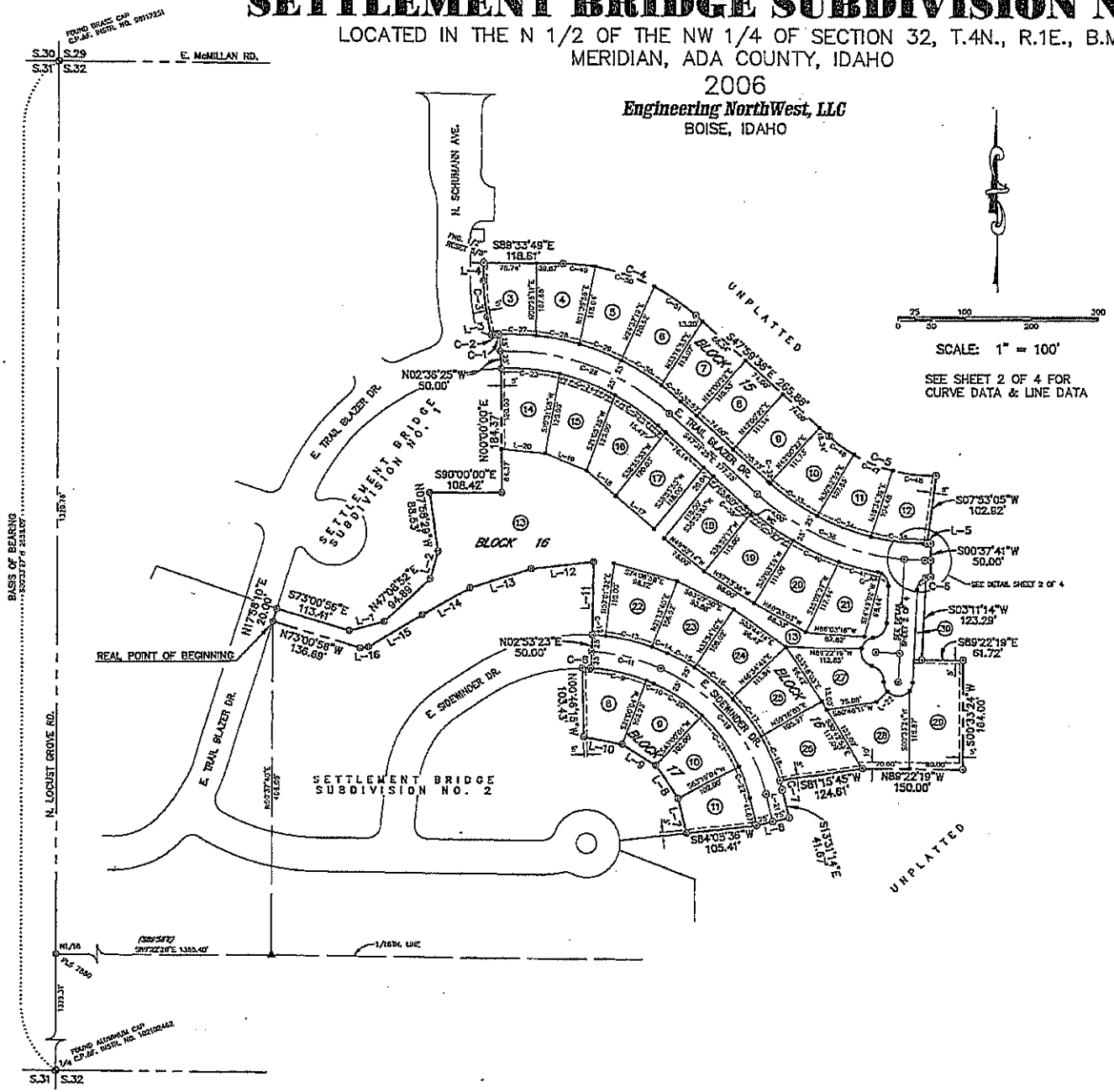
PLAT SHOWING

SETTLEMENT BRIDGE SUBDIVISION NO. 4

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

2006

Engineering NorthWest, LLC
BOISE, IDAHO



SCALE: 1" = 100'

SEE SHEET 2 OF 4 FOR CURVE DATA & LINE DATA

LEGEND

	FOUND BRASS OR ALUMINUM CAP
	SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
	SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
	FOUND 5/8" IRON PIN, PLS 7880 UNLESS NOTED OTHERWISE
	CALCULATED POINT, NOT SET
	PROPERTY BOUNDARY
	EASEMENT LINE
	CENTERLINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
(10)	LOT NUMBER
(DATA)	DATA OF RECORD
WC	WITNESS CORNER
	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)
	ACHD SIDEWALK EASEMENT SEE NOTE 11

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A THIRTEEN (13) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT. ALL LOT LINES COMMON TO THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE.
2. A TEN (10) FOOT WIDE PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE. EACH SIDE OF THE INTERIOR LOT LINES, AS NOTED, HAVE A FIVE (5) FOOT WIDE PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT.
3. ANY RESUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
4. LOTS 13 AND 30, BLOCK 16 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE SETTLEMENT BRIDGE NEIGHBORHOOD HOMEOWNER'S ASSOCIATION.
5. 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 DELIGATED FOR ASSESSMENTS FROM SETTLER'S IRRIGATION DISTRICT FOR SAID IRRIGATION WATER.
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 OF THE MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT (CUP-03-065).
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 15, 16, 18 AND 19, BLOCK 16; 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. 104068411, 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. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 104061807 OF ADA COUNTY RECORDS.
11. EXISTING ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT RECORDED AS INSTRUMENT NO. 106009332 OF ADA COUNTY RECORDS.

PROFESSIONAL LAND SURVEYOR 880 5-24-2006 STATE OF IDAHO

05-048-00
SHEET 1 OF 4