

# PLAT SHOWING "PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING"

## 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

S.30 S.29 E. McMILLAN RD.  
S.31 S.32


BASIS OF BEARING  
S00°33'27"W 1359.75'

N. LOCUST GROVE RD.

N1/16 PLS 7880 (S89°56'E)  
S89°22'20"E 1355.40'

FOUND ALUMINUM CAP  
1/4 C.P.B.F. INSTR. NO. 102102462

S.31 S.32

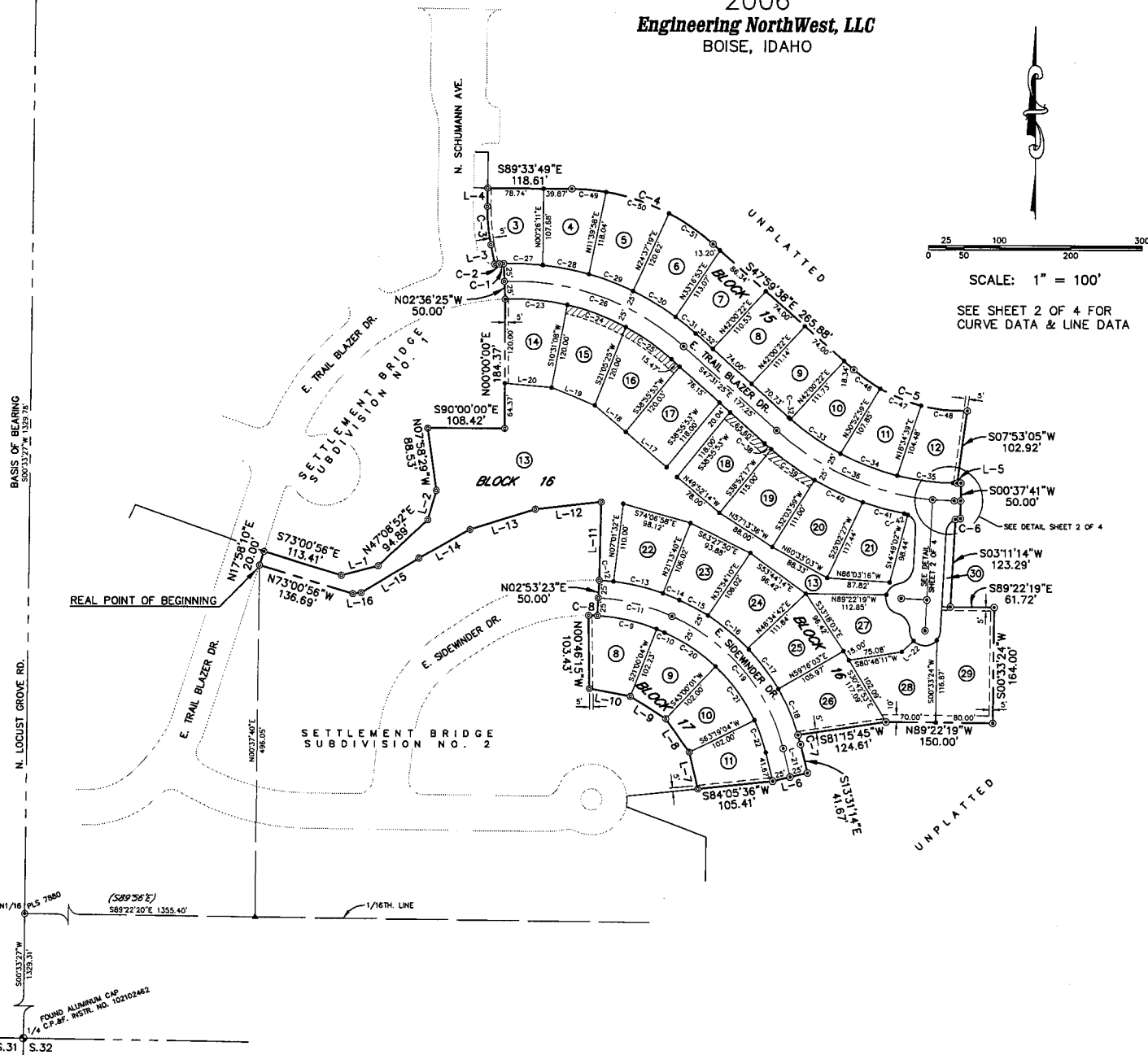


SCALE: 1" = 100'

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
(S89°28'37")	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 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 PUBLIC UTILITIES, 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 PUBLIC UTILITIES, 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 HOMEOWNERS' 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 OBLIGATED 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.

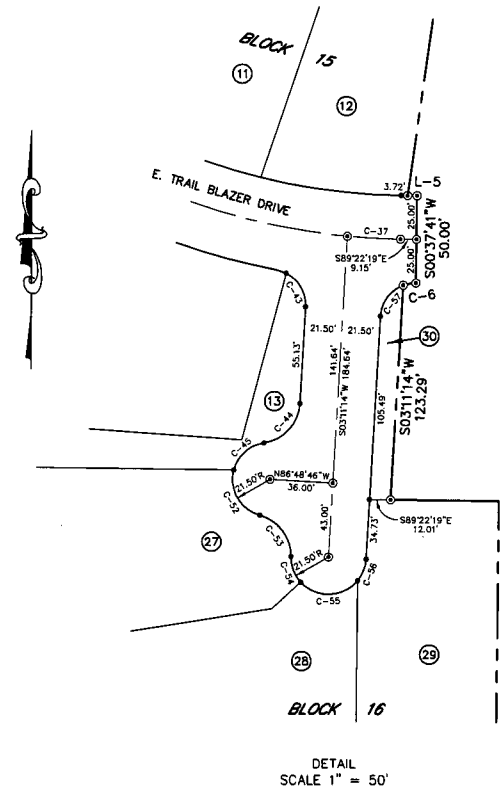


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LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 32, T.4N., R.1E., B.M.  
MERIDIAN, ADA COUNTY, IDAHO

2006  
**Engineering NorthWest, LLC**  
BOISE, IDAHO



LINE	BEARING	LENGTH
L-1	N75°04'03"E	53.43'
L-2	N16°18'30"E	43.06'
L-3	N11°25'31"W	27.95'
L-4	N00°47'51"E	25.98'
L-5	S89°22'19"E	5.43'
L-6	S76°28'46"W	50.00'
L-7	N13°04'07"W	52.94'
L-8	N34°43'12"W	58.03'
L-9	N57°27'16"W	59.08'
L-10	N79°22'53"W	58.66'
L-11	N01°20'26"E	110.00'
L-12	S83°32'59"W	93.55'
L-13	S72°39'23"W	96.29'
L-14	S60°38'40"W	82.50'
L-15	S58°51'18"W	94.47'
L-16	S83°06'33"W	12.05'
L-17	N49°03'05"W	76.05'
L-18	N49°03'05"W	57.56'
L-19	N67°36'52"W	66.00'
L-20	N84°51'17"W	66.00'
L-21	N13°31'14"W	41.67'
L-22	S47°22'14"W	28.66'

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	10.72'	375.00'	01°38'15"	10.72'	S86°34'27"W
C-2	1.90'	25.00'	04°21'22"	1.90'	S87°56'01"W
C-3	54.40'	253.00'	12°13'22"	54.30'	N05°18'50"W
C-4	217.66'	300.00'	41°34'11"	212.92'	S68°46'44"E
C-5	174.10'	228.00'	43°45'04"	169.90'	S69°52'10"E
C-6	7.34'	20.00'	21°01'08"	7.30'	S80°07'07"W
C-7	13.81'	300.00'	02°38'13"	13.81'	S14°50'20"E
C-8	12.47'	255.00'	02°48'05"	12.47'	S88°30'40"E
C-9	85.65'	255.00'	19°14'44"	85.25'	N77°29'15"W
C-10	12.20'	255.00'	02°44'27"	12.20'	N66°29'40"W
C-11	107.21'	280.00'	21°56'20"	106.56'	N76°08'27"W
C-12	20.01'	305.00'	03°45'31"	20.00'	N85°13'55"W
C-13	71.54'	305.00'	13°26'24"	71.38'	N76°37'54"W
C-14	25.02'	305.00'	04°42'04"	25.02'	N67°33'40"W
C-15	45.59'	300.00'	08°42'26"	45.55'	N61°44'19"W
C-16	72.32'	300.00'	13°48'41"	72.14'	N50°28'46"W
C-17	72.32'	300.00'	13°48'41"	72.14'	N36°40'06"W
C-18	71.24'	300.00'	13°36'18"	71.07'	N22°57'36"W
C-19	252.52'	275.00'	52°36'42"	243.74'	N39°49'35"W
C-20	86.45'	250.00'	19°48'45"	86.02'	N56°16'27"W
C-21	94.56'	250.00'	21°40'20"	94.00'	N35°31'54"W
C-22	48.76'	250.00'	11°10'24"	48.68'	N19°56'29"W
C-23	88.27'	325.00'	15°23'42"	88.00'	N84°49'34"W
C-24	88.27'	325.00'	15°23'42"	88.00'	N69°15'52"W
C-25	79.19'	325.00'	13°57'36"	78.99'	N54°30'13"W
C-26	275.40'	350.00'	45°05'00"	268.35'	N70°03'55"W
C-27	55.19'	375.00'	08°25'55"	55.14'	N88°23'28"W
C-28	66.19'	375.00'	10°06'47"	66.10'	N79°07'07"W
C-29	66.65'	375.00'	10°11'01"	66.56'	N68°58'13"W
C-30	70.33'	375.00'	10°44'44"	70.23'	N58°30'21"W
C-31	36.71'	375.00'	05°36'34"	36.70'	N50°19'42"W
C-32	3.28'	350.00'	00°32'10"	3.28'	S47°47'30"E
C-33	85.66'	250.00'	14°01'24"	85.45'	S25°04'17"E
C-34	85.57'	250.00'	14°00'28"	85.36'	S69°05'13"E
C-35	81.13'	250.00'	13°16'52"	80.93'	S82°43'53"E
C-36	243.54'	375.00'	37°12'35"	239.28'	S66°07'42"E
C-37	30.36'	375.00'	04°38'20"	30.35'	S48°03'09"E
C-38	12.41'	400.00'	01°46'37"	12.40'	S48°24'43"E
C-39	74.60'	400.00'	10°41'07"	74.49'	S54°38'36"E
C-40	74.60'	400.00'	10°41'07"	74.49'	S65°19'43"E
C-41	60.05'	400.00'	08°36'07"	60.00'	S74°58'20"E
C-42	5.43'	20.00'	15°33'13"	5.41'	N71°29'47"W
C-43	23.25'	20.00'	66°54'54"	22.05'	N30°15'58"W
C-44	30.12'	24.50'	77°24'39"	30.65'	N41°54'34"E
C-45	24.80'	21.50'	66°05'18"	23.45'	S47°25'14"W
C-46	45.96'	228.00'	11°32'58"	45.88'	S53°46'07"E
C-47	62.65'	228.00'	15°44'37"	62.45'	S67°24'55"E
C-48	65.49'	228.00'	16°27'28"	65.27'	S83°30'58"E
C-49	48.34'	300.00'	09°13'55"	48.29'	N84°56'51"W
C-50	93.79'	300.00'	17°54'45"	93.41'	N71°22'31"W
C-51	75.53'	300.00'	14°25'30"	75.33'	N55°12'23"W
C-52	33.34'	21.50'	88°51'02"	30.10'	S29°52'56"E
C-53	32.12'	24.50'	75°07'00"	29.87'	N24°44'57"W
C-54	16.30'	21.50'	43°26'19"	15.91'	S20°54'36"E
C-55	36.89'	21.50'	98°11'46"	32.50'	N88°16'21"E
C-56	13.50'	21.50'	35°59'14"	13.28'	N21°10'51"E
C-57	23.19'	20.00'	66°25'19"	21.91'	S36°23'53"W

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2006  
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BOISE, IDAHO

S.30 S.29  
S.31 S.32 E. McMILLAN RD.



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

- 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.
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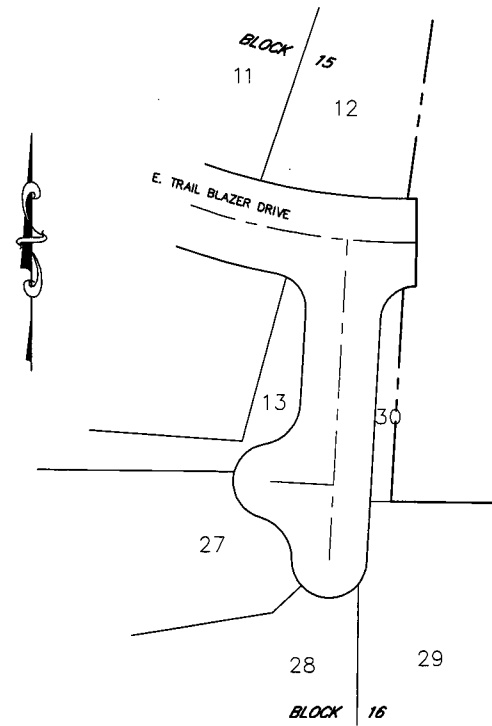
FOUND ALUMINUM CAP  
1/4" C.P.M. INSTR. NO. 102102462

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MERIDIAN, ADA COUNTY, IDAHO

2006  
**Engineering NorthWest, LLC**  
BOISE, IDAHO



LINE	BEARING	LENGTH
L-1	N75°04'03"E	53.43'
L-2	N16°18'30"E	43.06'
L-3	N11°25'31"W	27.99'
L-4	N00°47'51"E	25.98'
L-5	S89°22'19"E	5.43'
L-6	S76°28'46"W	50.00'
L-7	N13°04'07"W	52.94'
L-8	N34°43'12"W	58.03'
L-9	N57°27'16"W	59.08'
L-10	N79°22'53"W	59.66'
L-11	N01°20'26"E	110.00'
L-12	S83°38'59"W	93.55'
L-13	S72°39'23"W	96.29'
L-14	S60°38'40"W	82.50'
L-15	S58°51'18"W	94.47'
L-16	S83°06'33"W	12.05'
L-17	N49°03'05"W	76.05'
L-18	N49°03'05"W	57.56'
L-19	N67°36'52"W	66.00'
L-20	N84°51'17"W	66.00'
L-21	N13°31'14"W	41.67'
L-22	S47°22'14"W	22.66'

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST	CHORD BEG.
C-1	10.72'	375.00'	01°38'15"	10.72'	S86°34'27"W
C-2	1.90'	25.00'	04°21'22"	1.90'	S87°56'01"W
C-3	54.40'	255.00'	12°13'22"	54.30'	N05°18'50"W
C-4	217.66'	300.00'	41°34'11"	212.92'	S68°46'44"E
C-5	174.10'	228.00'	43°45'04"	169.90'	S69°52'10"E
C-6	7.34'	20.00'	21°01'08"	7.30'	S80°07'07"W
C-7	13.81'	300.00'	02°38'13"	13.81'	S14°50'20"E
C-8	12.47'	255.00'	02°48'05"	12.47'	S88°30'40"E
C-9	85.65'	255.00'	19°14'44"	85.25'	N77°29'15"W
C-10	12.20'	255.00'	02°44'27"	12.20'	N66°29'40"W
C-11	107.21'	280.00'	21°56'20"	106.56'	N76°08'27"W
C-12	20.01'	305.00'	03°45'31"	20.00'	N85°13'52"W
C-13	71.54'	305.00'	13°26'24"	71.38'	N76°37'54"W
C-14	25.02'	305.00'	04°42'04"	25.02'	N67°33'40"W
C-15	45.59'	300.00'	08°42'26"	45.55'	N61°44'19"W
C-16	72.32'	300.00'	13°48'41"	72.14'	N50°28'46"W
C-17	72.32'	300.00'	13°48'41"	72.14'	N06°40'06"W
C-18	71.24'	300.00'	13°36'18"	71.07'	N22°57'36"W
C-19	252.52'	275.00'	52°36'42"	243.74'	N39°49'35"W
C-20	86.45'	250.00'	19°48'45"	86.02'	N56°16'27"W
C-21	94.58'	250.00'	21°40'30"	94.00'	N05°31'54"W
C-22	48.76'	250.00'	11°10'30"	48.68'	N19°06'29"W
C-23	88.27'	325.00'	15°33'42"	88.00'	N84°49'34"W
C-24	88.27'	325.00'	15°33'42"	88.00'	N69°15'52"W
C-25	79.19'	325.00'	13°57'36"	78.99'	N54°30'13"W
C-26	275.40'	350.00'	45°05'00"	268.35'	N70°03'55"W
C-27	55.19'	375.00'	08°25'55"	55.14'	N88°23'28"W
C-28	66.19'	375.00'	10°06'47"	66.10'	N79°07'07"W
C-29	66.65'	375.00'	10°11'01"	66.56'	N68°58'13"W
C-30	70.33'	375.00'	10°44'44"	70.23'	N58°30'21"W
C-31	36.71'	375.00'	05°26'34"	36.70'	N50°19'42"W
C-32	3.28'	350.00'	00°32'10"	3.28'	S47°47'30"E
C-33	85.66'	350.00'	14°01'24"	85.45'	S55°04'17"E
C-34	85.57'	350.00'	14°00'28"	85.36'	S69°05'13"E
C-35	81.13'	350.00'	13°16'52"	80.95'	S82°43'53"E
C-36	243.54'	375.00'	37°12'35"	239.28'	S66°07'42"E
C-37	30.36'	375.00'	04°38'20"	30.35'	S87°03'09"E
C-38	12.41'	400.00'	01°46'37"	12.40'	S48°24'43"E
C-39	74.60'	400.00'	10°41'07"	74.49'	S54°38'36"E
C-40	74.60'	400.00'	10°41'07"	74.49'	S65°19'43"E
C-41	60.05'	400.00'	08°36'07"	60.00'	S74°58'20"E
C-42	5.43'	20.00'	15°33'13"	5.41'	N71°29'47"W
C-43	23.35'	20.00'	66°54'24"	22.05'	N30°15'58"W
C-44	33.12'	24.50'	77°26'39"	30.65'	N41°54'34"E
C-45	24.80'	21.50'	66°05'18"	23.45'	S47°25'14"W
C-46	45.96'	228.00'	11°32'58"	45.88'	S53°46'07"E
C-47	62.65'	228.00'	15°44'37"	62.45'	S67°24'55"E
C-48	65.49'	228.00'	16°27'28"	65.27'	S83°30'58"E
C-49	48.34'	300.00'	09°13'55"	48.29'	N84°56'51"W
C-50	93.79'	300.00'	17°54'45"	93.41'	N71°22'31"W
C-51	75.53'	300.00'	14°25'30"	75.33'	N55°12'23"W
C-52	33.34'	21.50'	88°51'02"	30.10'	S29°52'56"E
C-53	22.12'	24.50'	75°07'00"	23.87'	N36°44'57"W
C-54	16.30'	21.50'	43°26'19"	15.91'	S20°54'26"E
C-55	36.85'	21.50'	98°11'46"	32.50'	N88°16'21"E
C-56	13.50'	21.50'	95°59'14"	13.28'	N21°10'51"E
C-57	23.19'	20.00'	66°25'19"	21.91'	S36°23'53"W

# SETTLEMENT BRIDGE SUBDIVISION NO. 4

SCALE 1' = 300'

