

# BRODY SQUARE SUBDIVISION

BOOK 122, PAGE 19388

A RESUBDIVISION OF PORTIONS OF LOT 1, BLOCK 1 OF BLACK CAT ESTATES NO. 1 SUBDIVISION AND OF LOT 1, BLOCK 2 OF BLACK CAT ESTATES NO. 2 SUBDIVISION, AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, T.4N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

2022

## NOTES

- 1- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 3- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- 4- IRRIGATION WATER HAS PROVIDED TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE SETTLERS IRRIGATION DISTRICT.
- 5- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
- 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 ENTITY.
- 7- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- 8- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL 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.
- 9- LOTS 12 AND 22, BLOCK 1; LOTS 1, 5 AND 14, BLOCK 2; LOT 9, BLOCK 3; LOT 6, BLOCK 4 AND LOTS 1 AND 11, BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BRODY SQUARE HOMEOWNERS ASSOCIATION. SAID LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
- 10- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN RECORDED AS INSTRUMENT NO. 2020-138110, RECORDS OF ADA COUNTY, IDAHO.
- 11- PORTIONS OF LOTS 9, BLOCK 3 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NUMBER 2015-103256, 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 THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- 12- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2021-095070, RECORDS OF ADA COUNTY, IDAHO.
- 13- LOT 12, BLOCK 1, AND LOT 5, BLOCK 2 SHALL BE SUBJECT TO A COMMON DRIVEWAY ACCESS EASEMENT IN FAVOR OF LOTS 9, 10, AND 11, BLOCK 1, AND LOTS 6, 7, AND 8, BLOCK 2. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON DRIVEWAY AS REQUIRED BY CITY OF MERIDIAN UDC 11-8C-3D.7. SAID LOT IS ALSO COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- 14- THAT PORTION OF W. DAPHNE STREET INCLUDED IN THIS DEVELOPMENT WAS PREVIOUSLY DEDICATED FOR PUBLIC RIGHT-OF-WAY PER THE BLACK CAT ESTATES NO. 2 SUBDIVISION PLAT. THE PORTION OF DAPHNE STREET RIGHT-OF-WAY CROSSING LOT 9, BLOCK 3 OF THIS PLAT WAS VACATED PER INSTRUMENT NO. 2021-138707 AND QUITCLAIMED TO THE DEVELOPER PER INSTRUMENT NO. 2021-138708. THE BRODY AVENUE, BROCK AVENUE, WAPOOT STREET AND APGAR STREET RIGHT-OF-WAY SHOWN IN THIS PLAT WAS QUITCLAIMED TO THE ADA COUNTY HIGHWAY DISTRICT PER INSTRUMENT NO. 2021-138709 AND WILL BE DEDICATED TO THE PUBLIC WITH THIS PLAT.
- 15- LOTS 8, 9, AND 10, BLOCK 1 ARE SUBJECT TO A BUILDING RESTRICTION LIMITING STRUCTURES TO ONE-STORY BY THE CITY OF MERIDIAN.
- 16- THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRODY SQUARE SUBDIVISION, TO BE RECORDED

## LEGEND

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>FOUND ALUMINUM CAP MONUMENT</li> <li>FOUND BRASS CAP MONUMENT</li> <li>FOUND 5/8" REBAR AS NOTED</li> <li>SET 1/2" REBAR WITH PLS 11118</li> <li>PLASTIC CAP</li> <li>SET 5/8" REBAR WITH PLS 11118</li> <li>PLASTIC CAP</li> <li>CALCULATED POINT, NOT SET</li> <li>LOT NUMBER</li> </ul> | <ul style="list-style-type: none"> <li>SECTION LINE</li> <li>CENTER LINE</li> <li>ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 11</li> <li>PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT LINE, SEE NOTES 1 &amp; 2</li> <li>OTHER EASEMENT LINE AS NOTED</li> <li>SURVEY TIE LINE</li> <li>SUBDIVISION BOUNDARY LINE</li> <li>LOT LINE</li> <li>ADJACENT PROPERTY LINE</li> <li>RECORD DATA</li> <li>NOT TO SCALE</li> </ul> |
|---|--|

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	68.33'	43.50'	90°00'00"	S45°31'09"W	61.52'
C2	68.33'	43.50'	90°00'01"	S44°28'51"E	61.52'
C3	25.00'	20.00'	71°36'51"	S54°42'44"W	23.40'
C4	6.42'	20.00'	18°23'09"	S9°42'44"W	6.39'
C5	45.39'	67.00'	38°49'09"	N19°55'44"E	44.53'
C6	59.85'	67.00'	51°10'51"	N64°55'44"E	57.88'
C7	31.42'	20.00'	90°00'01"	S44°28'51"E	28.28'
C8	59.85'	67.00'	51°10'51"	S63°53'26"E	57.88'
C9	45.39'	67.00'	38°49'10"	S18°53'26"E	44.53'
C10	30.78'	20.00'	88°11'31"	N45°11'12"W	27.83'
C11	0.56'	20.00'	1°36'36"	N07°10'09"W	0.56'
C12	0.20'	20.00'	0°35'06"	N89°11'19"W	0.20'
C13	31.21'	20.00'	89°24'55"	N44°11'19"W	28.14'
C14	24.60'	20.00'	70°28'38"	S55°28'43"W	23.08'
C15	6.88'	20.00'	19°43'15"	S10°22'47"W	6.85'
C16	31.42'	20.00'	89°59'59"	N45°31'09"E	28.28'
C17	0.34'	20.00'	0°58'01"	N10°10'10"E	0.34'
C18	31.15'	20.00'	89°13'52"	N46°06'06"E	28.09'
C19	25.00'	20.00'	71°36'51"	S54°42'44"W	23.40'
C20	6.42'	20.00'	18°23'09"	S9°42'44"W	6.39'
C21	6.75'	20.00'	19°19'41"	S9°08'42"E	6.71'
C22	24.60'	20.00'	70°28'28"	S54°02'45"E	23.08'
C23	6.42'	20.00'	18°23'09"	N8°40'28"W	6.39'
C24	25.00'	20.00'	71°36'51"	N53°40'26"W	23.40'
C25	13.01'	24.00'	31°04'02"	S74°59'08"W	12.85'
C26	20.60'	38.00'	31°04'02"	S74°59'08"W	20.35'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	28.24'	S45°37'05"W	L11	23.50'	S89°17'52"E
L2	28.33'	S44°22'55"E	L12	25.00'	N0°31'09"E
L3	13.89'	N0°31'09"E	L13	10.00'	S89°28'51"E
L4	101.02'	N89°28'51"W	L14	10.00'	N89°28'51"W
L5	25.00'	S0°31'09"W	L15	13.69'	N0°31'09"E
L6	10.00'	N89°28'52"W	L16	25.00'	N0°31'09"E
L7	10.00'	S89°28'52"E	L17	25.00'	N0°31'09"E
L8	40.90'	S59°27'07"W	L18	23.50'	N0°31'09"E
L9	105.75'	N89°28'51"W	L19	23.50'	N0°31'09"E
L10	23.50'	S89°17'52"E			

## SURVEYOR'S NARRATIVE

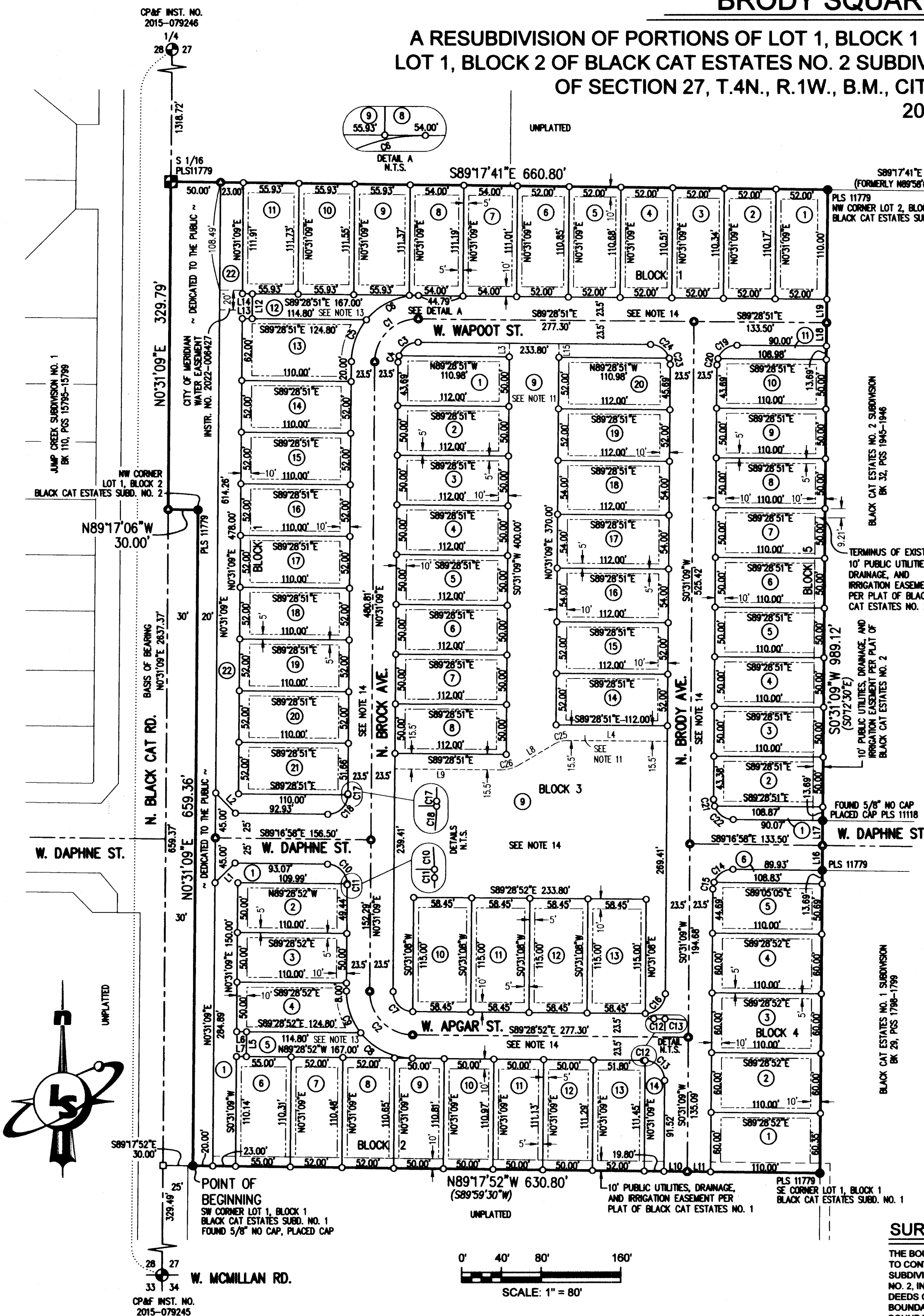
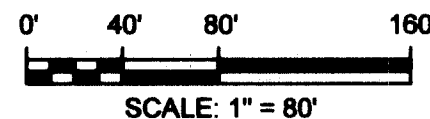
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF BLACK CAT ESTATES NO. 1, BLACK CAT ESTATES NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 7768, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN  
PLS 11118



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**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF BRODY SQUARE SUBDIVISION;

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1 OF BLACK CAT ESTATES NO. 1 SUBDIVISION, AS SHOWN IN BOOK 29 OF PLATS ON PAGES 1798 AND 1799, RECORDS OF ADA COUNTY, IDAHO AND OF A PORTION OF LOT 1, BLOCK 2 OF BLACK CAT ESTATES NO. 2 SUBDIVISION, AS SHOWN IN BOOK 32 OF PLATS ON PAGES 1945 AND 1946, RECORDS OF ADA COUNTY, IDAHO; AND ALSO A PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE SAID SECTION 27, FROM WHICH A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW ¼ (W ¼ CORNER) OF SAID SECTION 27 BEARS N 0°31'09" E A DISTANCE OF 2637.37 FEET;

THENCE N 0°31'09" E ALONG THE WEST BOUNDARY OF SAID SW ¼ OF SECTION 27 A DISTANCE OF 329.49 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°17'52" E A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. BLACK CAT ROAD MARKING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF BLACK CAT ESTATES NO. 1 SUBDIVISION AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY, THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, AND THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 2 OF BLACK CAT ESTATES NO. 2 SUBDIVISION N 0°31'09" E A DISTANCE OF 659.36 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2;

THENCE LEAVING SAID RIGHT-OF-WAY N 89°17'06" W A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SW ¼ OF SECTION 27;

THENCE ALONG SAID WEST BOUNDARY N 0°31'09" E A DISTANCE OF 329.79 FEET TO THE NORTHWEST CORNER OF SAID SW ¼ OF THE SW ¼ OF SECTION 27;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW ¼ OF THE SW ¼ S 89°17'41" E A DISTANCE OF 660.80 FEET TO THE NORTHWESTERLY CORNER OF LOT 2 OF BLOCK 2 OF SAID BLACK CAT ESTATES NO. 2 SUBDIVISION;

THENCE S 0°31'09" W (FORMERLY S 0°12'30" E), PARTIALLY ALONG THE BOUNDARY LINES COMMON TO LOTS 1 AND 2 OF BLOCK 2 OF SAID BLACK CAT ESTATES NO. 2 SUBDIVISION, AND LOTS 1 AND 2 OF BLOCK 1 OF SAID BLACK CAT ESTATES NO. 1 SUBDIVISION, A DISTANCE OF 989.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1 OF BLACK CAT ESTATES NO. 1 SUBDIVISION;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 N 89°17'52" W (FORMERLY S 89°59'30" W) A DISTANCE OF 630.80 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 14.55 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 28<sup>th</sup> DAY OF February, 2022.

PINNACLE LAND DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

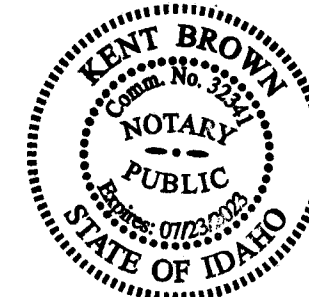
Randal S. Clarno  
BY RANDAL S. CLARNO, MEMBER

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

ON THIS 28<sup>th</sup> DAY OF February, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RANDAL S. CLARNO, KNOWN TO ME TO BE A MEMBER OF PINNACLE LAND DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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



MY COMMISSION EXPIRES July 23, 2022

RESIDING AT Meridian

[Signature]  
NOTARY PUBLIC FOR THE STATE OF IDAHO

**CERTIFICATE OF SURVEYOR**

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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 AND SURVEYS.

CLINTON W. HANSEN  
PLS 11118

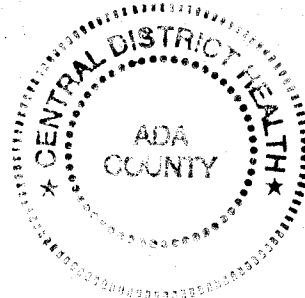


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HEALTH CERTIFICATE

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.



Phil W. Rens R.E.H.S. 4/21/21  
CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

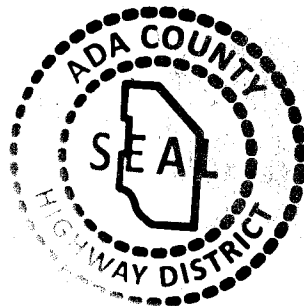
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 9<sup>th</sup> DAY OF DECEMBER, 2022, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



CHRIS JOHNSON BY [Signature] DEPUTY  
CITY CLERK

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 8 DAY OF November, 2021.



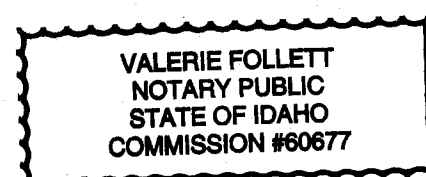
[Signature]  
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT  
TRUSTEE OF EXISTING PUBLIC RIGHT-OF-WAY  
SIGNED BY BRUCE S. WONG, DIRECTOR FOR PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

ON THIS 8<sup>th</sup> DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Bruce S. Wong, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT, THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID DISTRICT, AND ACKNOWLEDGED TO ME THAT THE ADA COUNTY HIGHWAY DISTRICT EXECUTED THE SAME.

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



MY COMMISSION EXPIRES November 20, 2024  
RESIDING AT Boise Idaho

Valerie Follett  
NOTARY PUBLIC FOR THE STATE OF IDAHO

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

[Signature] 2/22/22  
CITY ENGINEER - MERIDIAN, IDAHO L.N. 9430

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



[Signature] 8 March 2022  
ADA COUNTY SURVEYOR  
PLS #13553

CERTIFICATE OF THE 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 COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE: 3-11-2022

Elizabeth Mahn  
COUNTY TREASURER  
Signed by Deputy: Alexandra Lyeth

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

INSTRUMENT NO. 2022-025146

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 4 MINUTES PAST 2 O'CLOCK P.M. ON

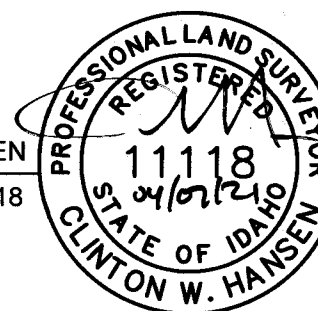
THIS 1<sup>st</sup> DAY OF Mar, 2022 IN BOOK 122 OF PLATS AT PAGES 19386-1939D

[Signature]  
DEPUTY

Phil McGowan  
EX-OFFICIO RECORDER

FEE: \$16.00

CLINTON W. HANSEN  
PLS 11118



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