

PLAT OF LOCHSA FALLS SUBDIVISION NO. 2

A PORTION OF THE NE 1/4 OF SECTION 26

T.4N., R.1W., B.M.

MERIDIAN, ADA COUNTY, IDAHO

2003

100 50 0 100 200 300

SCALE IN FEET

NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE SHOWN OR DESIGNATED, ALL LOTS ARE 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. THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
5. 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.
6. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
7. ALL BUILDABLE LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS ONLY. EACH SINGLE-FAMILY STRUCTURE SHALL CONTAIN A MINIMUM OF 1,200 SQUARE FEET, EXCLUDING GARAGE.
8. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
9. LOT 8, BLOCK 13 IS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE LOCHSA FALLS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS A LANDSCAPE/DRAINAGE LOT. SAID LOT IS COVERED BY A BLANKET STORM DRAINAGE EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT FOR HEAVY MAINTENANCE OF DRAINAGE FACILITIES. SAID EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF STORM WATER FACILITIES. SAID LOT IS ALSO COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
10. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 103012598, RECORDS OF ADA COUNTY, IDAHO.
11. LOT 1, BLOCK 13 IS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE LOCHSA FALLS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED FOR LANDSCAPE, PUBLIC UTILITIES, PRESSURIZED IRRIGATION, AND PEDESTRIAN ACCESS.
12. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.
13. SETBACKS:
FRONT-20' OR 15' WITH NON-FRONT ENTRY GARAGE, MEASURED FROM THE BACK OF SIDEWALK.
REAR-15'
INTERIOR SIDE-5' SINGLE STORY & 7' TWO STORY
STREET SIDE-20'



CURVE TABLE

DELTA	ARC	TANGENT	CHORD	CHORD BRG
90°00'00"	30.00	101.26	142.30	N 68°47'31"E
23°13'35"	405.37	205.51	402.61	S 77°27'44"E
90°30'00"	50.00	78.98	50.44	N 45°40'26"E
89°29'58"	50.00	78.10	49.56	N 44°19'34"W
89°29'58"	25.00	39.05	24.78	S 44°19'34"E
30°55'55"	75.00	40.49	20.75	N 73°36'34"W
30°11'01"	75.00	39.51	20.22	N 43°03'06"W
28°22'59"	75.00	37.15	18.97	N 13°46'06"W
13°37'38"	75.00	17.84	8.86	N 07°14'13"E
30°33'28"	75.00	40.00	20.49	N 29°19'46"E
30°33'28"	75.00	40.00	20.49	N 59°53'19"E
19°45'31"	75.00	20.63	10.38	N 83°02'43"E
80°30'05"	25.00	39.49	25.22	S 45°40'26"W
03°22'14"	975.00	57.36	28.69	N 87°23'24"W
03°57'24"	975.00	67.33	33.68	N 83°43'35"W
03°59'06"	975.00	67.81	33.92	N 79°45'20"W
04°59'29"	975.00	84.84	42.50	N 75°16'03"W
03°59'30"	975.00	67.54	33.84	S 70°47'03"E
02°56'51"	975.00	50.16	25.08	S 67°19'22"E
04°31'23"	125.00	9.87	4.94	S 68°06'39"E
23°04'26"	125.00	50.34	25.52	S 81°54'33"E
23°30'31"	125.00	51.29	26.01	N 74°47'58"E
23°30'31"	125.00	51.29	26.01	N 51°17'28"E
18°06'14"	125.00	35.13	17.68	N 31°29'05"E
90°43'05"	125.00	118.75	75.95	N 68°47'31"E
02°15'43"	1025.00	40.47	20.24	N 68°58'49"W
03°25'39"	1025.00	61.32	30.67	N 69°49'30"W
03°21'16"	1025.00	60.01	30.01	N 73°12'57"W
03°21'16"	1025.00	60.01	30.01	N 75°34'13"W
03°21'16"	1025.00	60.01	30.01	N 79°59'29"W
03°21'16"	1025.00	60.01	30.01	N 83°18'45"W
03°21'16"	1025.00	60.01	30.01	N 88°38'00"W
00°45'54"	1025.00	13.69	6.84	N 88°41'34"W

LINE	BEARING	DISTANCE
L1	S 44°04'32" E	28.28'
L2	N 45°55'28" E	28.28'
L3	N 44°04'32" W	28.28'
L4	N 45°55'28" E	28.28'

Found Alum. Cap
C.P.&F. No. 7700612

W. CHINDEN BLVD
23 24
26 25

UNPLATTED

REAL POINT OF BEGINNING

BLOCK 1

W. MARTEN CREEK DR.

BLOCK 13

N. COUGAR FLAT AVE

W. EAGLE MOUNTAIN DR.

W. CAYUSE CREEK DR.

N. MOOSE CREEK AVE

LOCHSA FALLS SUBD. NO. 1

N. UNDER ROAD

(BASIS OF BEARING)

1/4 CORNER

Found 1" Iron Pipe

C.P.&F. No. 10001770

26 25

35 36

Found 5/8" Rebar

C.P.&F. No. 102119535

W. McMILLAN ROAD

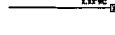
26 25

35 36

LEGEND

- Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement line
- Real Point of Beginning, Set 5/8"x30" Rebar with Plastic Cap as 2.00' Reference Marker
- Found Brass or Aluminum Cap (as noted)
- Set 5/8"x30" Rebar with Plastic Cap
- Set 1/2"x24" Rebar with Plastic Cap
- Found 5/8" Rebar with Plastic Cap

Reference Markers - Witness Corners along Retaining Wall Where Wall is on Property Lines



Reference Marker - Found 5/8" Rebar with Plastic Cap on Angle Bleacher on 2' Offset Line, with Distance ("X" feet) from corner

Reference Marker - Set 5/8" Rebar with Plastic Cap on 2' Offset Line, with Distance ("X" feet) from corner

Witness Corner - Set 5/8" Rebar with Plastic Cap on Centerline Street, 2.00' from Point of Curvature

Witness Corner - Set 1/2" Rebar with Plastic Cap on Property Line on 2' Offset line, with Distance ("X" feet) from corner



LOCHSA FALLS, LLC
Developer
Garden City, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

LOCHSA FALLS SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS:
THAT LOCHSA FALLS LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN THE NE ¼ OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, T.4N., R.1W., B.M., THENCE S 00°55'28" W 1957.70 FEET ALONG THE EAST LINE OF SAID SECTION 26 TO A POINT; THENCE N 89°04'32" W 78.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF N. LINDER ROAD, SAID POINT BEING ON THE BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 1, AND THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

ALONG THE BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 1:

THENCE S 00°55'28" W 487.84 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE S 57°42'40" W 35.46 FEET TO A POINT;
THENCE N 89°04'32" W 81.29 FEET TO A POINT;
THENCE S 68°36'32" W 92.29 FEET TO A POINT;
THENCE N 89°04'32" W 514.56 FEET TO A POINT;
THENCE N 86°15'43" W 93.26 FEET TO A POINT;
THENCE N 80°38'05" W 93.26 FEET TO A POINT;
THENCE N 75°00'28" W 93.26 FEET TO A POINT;
THENCE N 69°22'50" W 93.26 FEET TO A POINT;
THENCE N 68°34'02" W 177.28 FEET TO A POINT;
THENCE S 82°05'34" W 32.02 FEET TO A POINT;
THENCE N 66°34'02" W 100.61 FEET TO A POINT;
LEAVING SAID BOUNDARY:
THENCE N 31°43'54" E 83.46 FEET TO A POINT;
THENCE N 41°39'41" E 64.48 FEET TO A POINT;
THENCE N 52°37'32" E 47.95 FEET TO A POINT;
THENCE N 59°13'26" E 30.39 FEET TO A POINT;
THENCE N 68°02'34" E 41.48 FEET TO A POINT;
THENCE N 78°40'38" E 42.00 FEET TO A POINT;
THENCE N 87°05'52" E 30.59 FEET TO A POINT;
THENCE S 82°52'32" E 47.75 FEET TO A POINT;
THENCE S 76°20'13" E 47.87 FEET TO A POINT;
THENCE S 69°56'14" E 59.87 FEET TO A POINT;
THENCE S 72°15'24" E 68.62 FEET TO A POINT;
THENCE S 76°31'50" E 68.78 FEET TO A POINT;
THENCE S 82°42'34" E 78.43 FEET TO A POINT;
THENCE S 87°16'05" E 80.04 FEET TO A POINT;
THENCE S 89°04'32" E 120.00 FEET TO A POINT;
THENCE N 00°55'28" E 160.00 FEET TO A POINT;
THENCE S 89°04'32" E 14.26 FEET TO A POINT;
THENCE N 00°55'28" E 110.00 FEET TO A POINT;
THENCE S 89°04'32" E 524.23 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION.

THIS PARCEL CONTAINS 11.22 ACRES, MORE OR LESS.

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 1TH DAY OF MARCH, 2003.

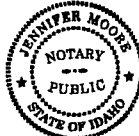
Marty Goldsmith
MARTY GOLDSMITH, MEMBER
LOCHSA FALLS LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 1TH DAY OF MARCH, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY GOLDSMITH, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF THE LOCHSA FALLS LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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



Jennifer Moore
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 7/23/05

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER, OR HIS AGENT, LISTING THE CONDITIONS OF APPROVAL.



APPROVAL OF CITY ENGINEER

I, BRAD R. WATSON, P.E., CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Brad R. Watson
CITY ENGINEER

CERTIFICATE OF 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.



John E. Pasteris 7/17/03
COUNTY SURVEYOR PELS 9050

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1801 THROUGH 55-1812.

MICHAEL E. MARKS, P.L.S. NO. 4998



ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7TH DAY OF MAY, 2003.

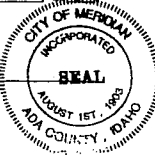


Darryl P. O'Brien
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

I, William S. Berg Jr., 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 25TH DAY OF February, 2003, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William S. Berg Jr.
MERIDIAN CITY CLERK



CERTIFICATE OF COUNTY TREASURER

I, Lynda Lischer, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Lynda Lischer by Cheryl Fougalt
COUNTY TREASURER DEPUTY
DATE July 1, 2003



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 103122378
STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Briggs Engineering AT 45 MINUTES PAST 9 O'CLOCK A.M., THIS 24TH DAY OF July, 2003, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 86 OF PLATS AT PAGES 9745 AND 9746.

N. Olson
DEPUTY

J. David Navarro
EX-OFFICIO RECORDER

Fee: \$ 11.-