

BK III pg 16013

Final Plat

Southridge Subdivision Phase 2

This document provided courtesy of the State of Idaho

Located in the Southeast One Quarter of Northeast One Quarter of Section 23,
Township 3 North, Range 1 West, Boise Meridian,
Meridian, Ada County, Idaho
2017

Legend

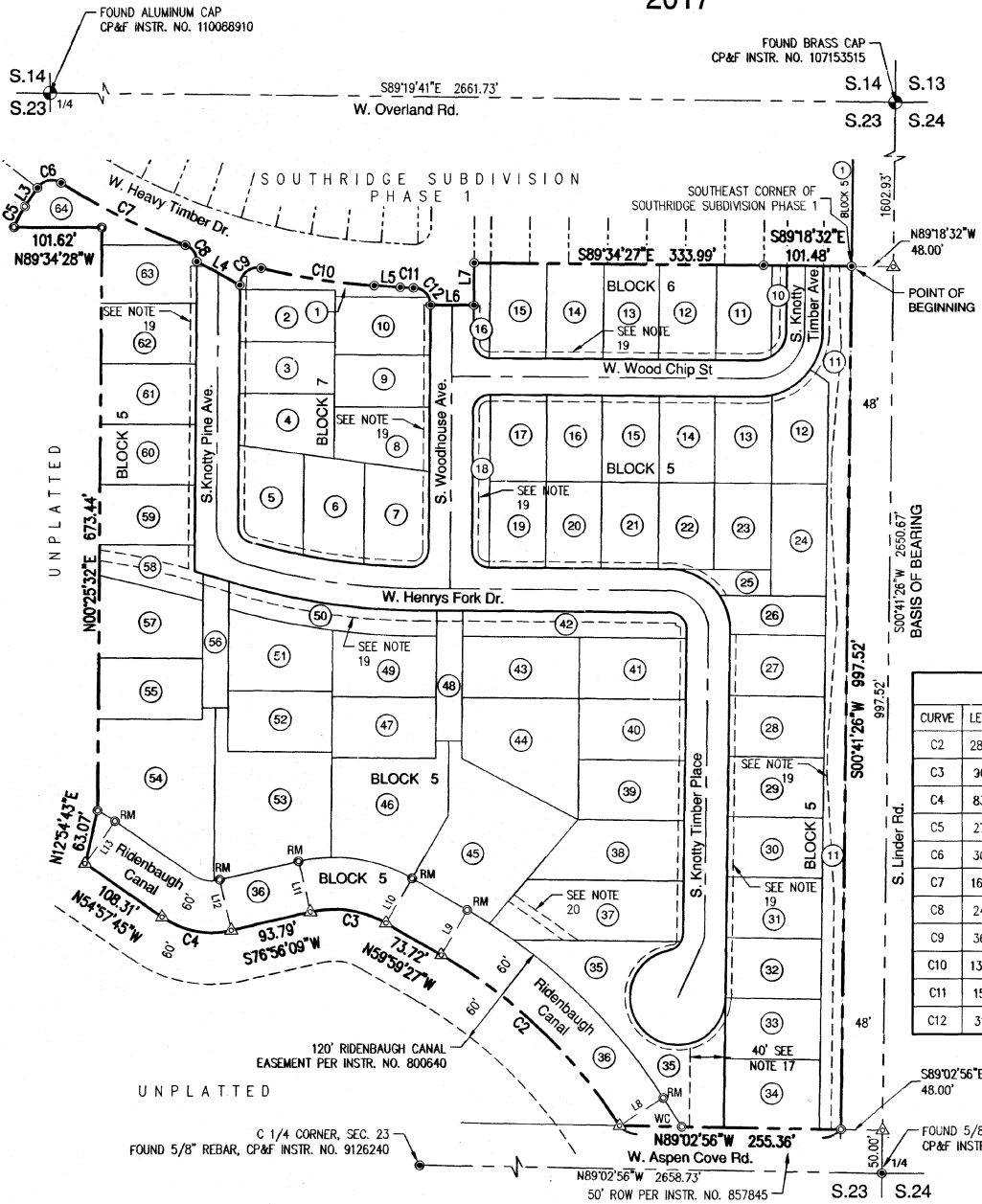
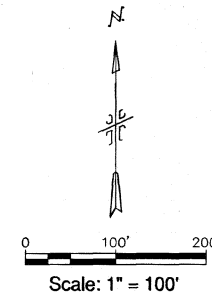
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
- FOUND 5/8" REBAR, PLS 14216 OR AS SHOWN
- FOUND 1/2" REBAR, PLS 14216, OR AS SHOWN
- SET 5/8"x24" REBAR WITH PLASTIC CAP, PLS 7880
- SET 1/2"x24" REBAR WITH PLASTIC CAP, PLS 7880
- ◆ SET 1 1/4" COPPER DISK, PLS 7880
- △ CALCULATED POINT, (NOT SET)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ROAD CENTERLINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ① LOT NUMBER
- WC WITNESS CORNER
- RM REFERENCE MONUMENT

Notes

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION.
- EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION.
- REAR LOT LINES AND ALONG THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOTS 25, 48 & 56, BLOCK 5 ARE DESIGNATED AS COMMON LOTS TO BE OWNED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION. THESE LOTS SHALL PROVIDE SHARED ACCESS FOR LOTS 22-24, AND LOTS 43-47, 49, 51-55 & 57, BLOCK 5, RESPECTIVELY. THE OWNERS OF THE LOTS WHICH WILL BENEFIT FROM USE OF THE COMMON DRIVEWAY SHALL MAINTAIN, REPAIR AND/OR REPLACE SAID DRIVEWAY AT THEIR OWN COST AND EXPENSE. LOTS 25, 48 & 56, BLOCK 5 ARE ALSO ENCUMBERED BY A BLANKET PUBLIC UTILITIES EASEMENT.
- LOTS 10 & 16, BLOCK 6; LOT 1, BLOCK 7; LOTS 11, 18, 26, 35, 42, 48, 50, 56, 58, & 64, BLOCK 5; ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION.
- LOT 36, BLOCK 5 IS DESIGNATED AS A COMMON LOT.
- LOTS 26, 42, 50 & 58 BLOCK 5 HAVE A PATHWAY EASEMENT OVER THE ENTIRE LOT.
- IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b), THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE Nampa-Meridian Irrigation District for said irrigation water.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH PRESSURIZED IRRIGATION SERVICE WHICH WILL BE OWNED AND OPERATED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION. ALL PRESSURIZED IRRIGATION SYSTEMS IN COMMON LOTS WITHIN THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "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 NONAGRICULTURAL 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE LOTS, INCLUDING BUILDING AND OCCUPANCY, ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SOUTHRIDGE SUBDIVISION FILED AS INSTRUMENT NOS. 2015-047435, 2015-052250 & 2016-040134, OFFICIAL RECORDS OF ADA COUNTY IDAHO.
- THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD AS RECORDED IN INSTRUMENT NO. 2016-112175.
- DIRECT LOT ACCESS TO S. LINDER ROAD IS PROHIBITED.
- THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE A MINIMUM OF 12-INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
- FORTY (40) FOOT UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT TO BENEFIT LOTS 33 AND 34, BLOCK 5. THE OWNERS OF THE LOTS WHICH WILL BENEFIT FROM THE USE OF THE COMMON DRIVEWAY SHALL MAINTAIN, REPAIR AND/OR REPLACE SAID DRIVEWAY AT THEIR OWN COST AND EXPENSE.
- FOR ADDITIONAL BOUNDARY & EASEMENT INFORMATION, SEE THE PLAT OF SOUTHRIDGE SUBDIVISION PHASE 1, RECORDED UNDER BOOK 104 OF PLATS AT PAGE 14056 OF ADA COUNTY RECORDS.
- ACHD PERMANENT EASEMENT, INSTRUMENT NO. 2016-112173 OF ADA COUNTY RECORDS.
- TEN (10) FOOT PRESSURIZED IRRIGATION EASEMENT TO BENEFIT THE SOUTHRIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION, OR ASSIGNS.

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N33°56'25"E	25.81'
L4	S61°13'36"E	56.81'
L5	S86°12'34"E	29.96'
L6	S89°34'28"E	50.00'
L7	N00°25'32"E	48.98'
L8	S57°29'08"W	60.00'
L9	S30°00'33"W	60.00'
L10	S30°00'33"W	60.00'
L11	S13°03'51"E	60.00'
L12	S13°03'51"E	60.00'
L13	S35°02'15"W	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRC.	CHORD DISTANCE
C2	287.73'	600.00'	27°28'35"	N46°15'10"W	284.98'
C3	90.21'	120.00'	43°04'24"	N81°31'39"W	88.10'
C4	83.95'	100.00'	48°06'06"	N79°00'48"W	81.51'
C5	27.08'	125.00'	12°24'52"	N27°43'59"E	27.03'
C6	30.96'	20.00'	88°40'56"	N78°16'53"E	27.96'
C7	161.30'	765.00'	12°04'50"	S63°25'04"E	161.00'
C8	24.39'	20.00'	69°53'02"	S34°30'59"E	22.91'
C9	36.04'	20.00'	103°15'16"	N52°03'10"E	31.36'
C10	132.04'	765.00'	9°53'22"	S81°15'53"E	131.88'
C11	15.26'	325.00'	2°41'23"	S87°33'16"E	15.26'
C12	31.18'	20.00'	89°19'29"	S44°14'13"E	28.12'



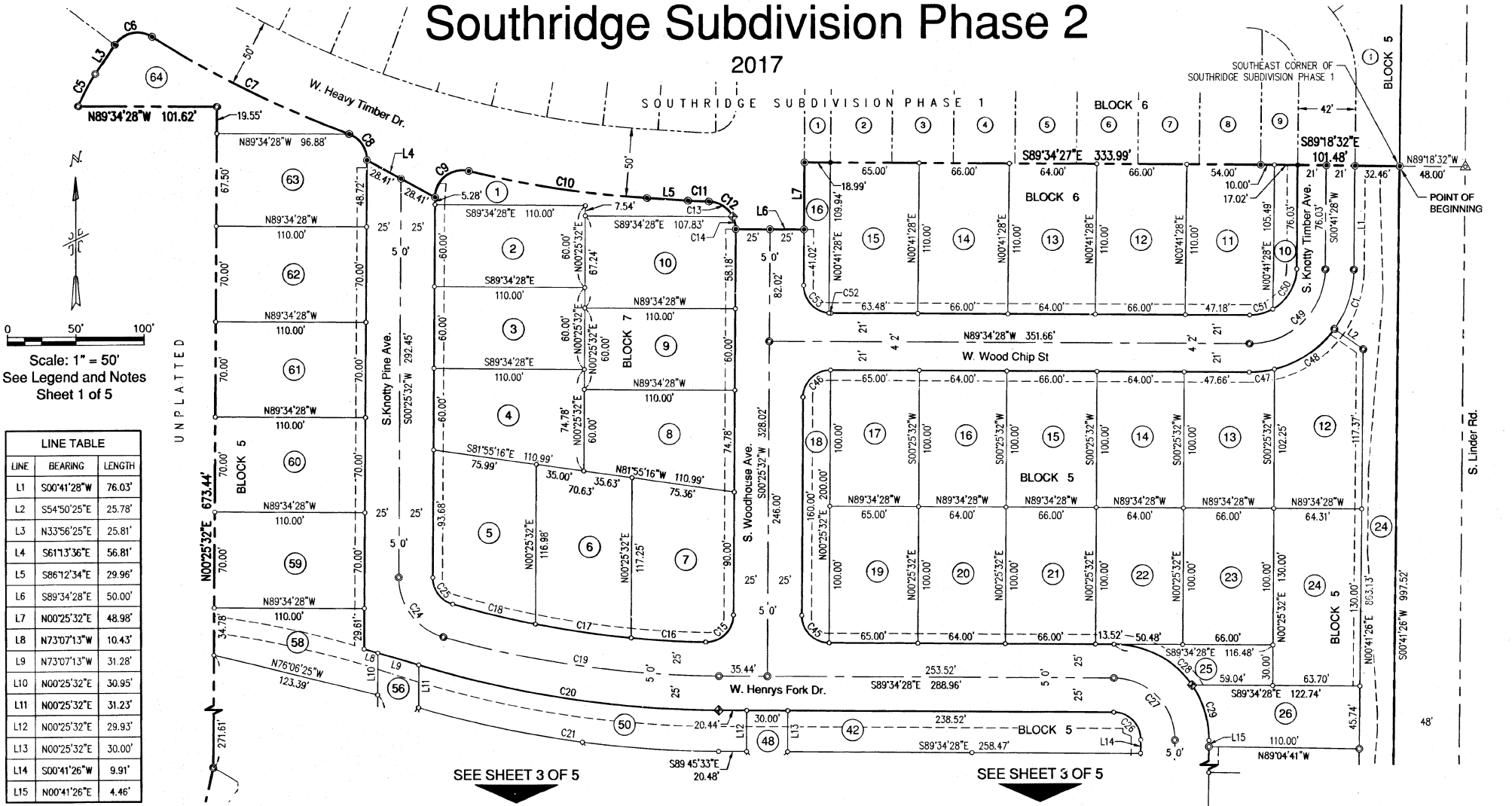
THE LAND GROUP
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www.thelandgroupinc.com
PN 115162 SHEET 1 OF 5

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2017



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°41'28"W	76.03'
L2	S54°50'25"E	25.78'
L3	N33°56'25"E	25.81'
L4	S61°13'36"E	56.81'
L5	S86°12'34"E	29.96'
L6	S89°34'28"E	50.00'
L7	N00°25'32"E	48.98'
L8	N73°07'13"W	10.43'
L9	N73°07'13"W	31.28'
L10	N00°25'32"E	30.95'
L11	N00°25'32"E	31.23'
L12	N00°25'32"E	29.93'
L13	N00°25'32"E	30.00'
L14	S00°41'26"W	9.91'
L15	N00°41'26"E	4.46'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.51'	76.00'	35°03'36"	S18°13'16"W	45.78'
C5	27.08'	125.00'	12°24'52"	N27°43'59"E	27.03'
C6	30.96'	20.00'	88°40'56"	N78°16'53"E	27.96'
C7	161.30'	765.00'	12°04'50"	S63°25'04"E	161.00'
C8	24.39'	20.00'	69°53'02"	S34°30'59"E	22.91'
C9	36.04'	20.00'	103°15'16"	N52°03'10"E	31.36'
C10	132.04'	765.00'	9°53'22"	S81°15'53"E	131.88'
C11	15.26'	325.00'	2°41'23"	S87°33'16"E	15.26'
C12	31.18'	20.00'	89°19'29"	S44°14'13"E	28.12'
C13	21.77'	20.00'	62°22'41"	N57°42'37"W	20.71'
C14	9.41'	20.00'	26°56'49"	N13°02'52"W	9.32'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	31.69'	20.00'	90°46'25"	N45°48'44"E	28.47'
C16	54.50'	725.00'	4°18'26"	S86°38'50"E	54.49'
C17	70.69'	725.00'	5°35'13"	S81°42'01"E	70.67'
C18	62.34'	725.00'	4°55'35"	S76°26'37"E	62.32'
C19	204.16'	750.00'	15°35'49"	S81°46'44"E	203.53'
C20	222.60'	775.00'	16°27'25"	S81°20'56"E	221.84'
C21	222.33'	805.00'	15°49'28"	S81°39'44"E	221.63'
C24	58.44'	45.00'	74°24'22"	S36°46'39"E	54.42'
C25	25.97'	20.00'	74°24'22"	S36°46'39"E	24.19'
C26	31.51'	20.00'	90°15'54"	N44°26'31"W	28.35'
C27	70.89'	45.00'	90°15'54"	N44°26'31"W	63.79'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C28	67.38'	70.00'	55°09'00"	N61°59'58"W	64.81'
C29	42.90'	70.00'	35°06'53"	N16°52'01"W	42.23'
C45	31.41'	20.00'	89°59'18"	S44°34'07"E	28.28'
C46	31.42'	20.00'	90°00'00"	S45°25'32"W	28.28'
C47	18.53'	76.00'	13°57'58"	N83°26'33"E	18.48'
C48	54.00'	76.00'	40°42'30"	N56°06'19"E	52.87'
C49	86.14'	55.00'	89°44'04"	N45°33'30"E	77.60'
C50	35.63'	34.00'	60°02'36"	N30°42'46"E	34.02'
C51	17.62'	34.00'	29°41'28"	N75°34'48"E	17.42'
C52	1.52'	20.00'	4°21'53"	S87°23'32"E	1.52'
C53	29.99'	20.00'	85°38'07"	S42°23'32"E	27.19'

PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
1-26-2017
STATE OF IDAHO
JAMES R. WASHINGTON

THE LAND GROUP
INCORPORATED

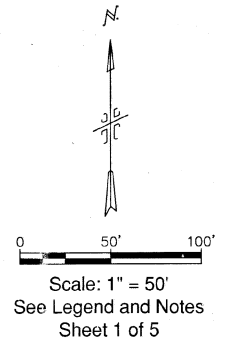
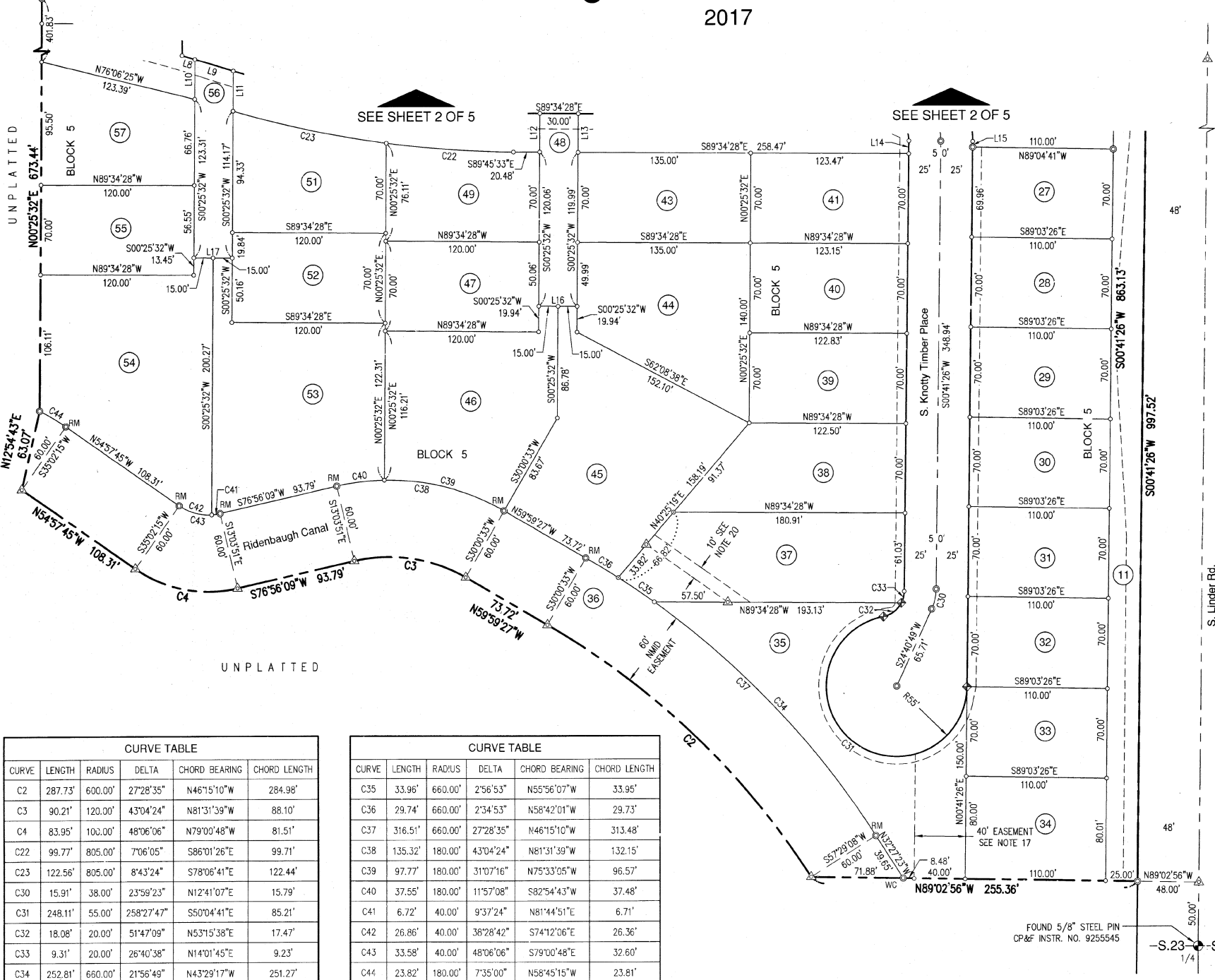
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Southridge Subdivision Phase 2

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LINE TABLE		
LINE	BEARING	LENGTH
L8	N73°07'13"W	10.43'
L9	N73°07'13"W	31.28'
L10	N00°25'32"E	30.95'
L11	N00°25'32"E	31.23'
L12	N00°25'32"E	29.93'
L13	N00°25'32"E	30.00'
L14	S00°41'26"W	9.91'
L15	N00°41'26"E	4.46'
L16	S89°34'28"E	30.00'
L17	S89°34'28"E	30.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	287.73'	600.00'	27°28'35"	N46°15'10"W	284.98'
C3	90.21'	120.00'	43°04'24"	N81°31'39"W	88.10'
C4	83.95'	100.00'	48°06'06"	N79°00'48"W	81.51'
C22	99.77'	805.00'	7°06'05"	S86°01'26"E	99.71'
C23	122.56'	805.00'	8°43'24"	S78°06'41"E	122.44'
C30	15.91'	38.00'	23°59'23"	N12°41'07"E	15.79'
C31	248.11'	55.00'	258°27'47"	S50°04'41"E	85.21'
C32	18.08'	20.00'	51°47'09"	N53°15'38"E	17.47'
C33	9.31'	20.00'	26°40'38"	N14°01'45"E	9.23'
C34	252.81'	660.00'	21°56'49"	N43°29'17"W	251.27'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C35	33.96'	660.00'	2°56'53"	N55°56'07"W	33.95'
C36	29.74'	660.00'	2°34'53"	N58°42'01"W	29.73'
C37	316.51'	660.00'	27°28'35"	N46°15'10"W	313.48'
C38	135.32'	180.00'	43°04'24"	N81°31'39"W	132.15'
C39	97.77'	180.00'	31°07'16"	N75°33'05"W	96.57'
C40	37.55'	180.00'	11°57'08"	S82°54'43"W	37.48'
C41	6.72'	40.00'	9°37'24"	N81°44'51"E	6.71'
C42	26.86'	40.00'	38°28'42"	S74°12'06"E	26.36'
C43	33.58'	40.00'	48°06'06"	S79°00'48"E	32.60'
C44	23.82'	180.00'	7°35'00"	N58°45'15"W	23.81'

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Southridge Subdivision Phase 2

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 OF SAID TOWNSHIP 3 NORTH, RANGE 1 WEST, (FROM WHICH POINT THE EAST ONE QUARTER SECTION CORNER OF SAID SECTION 23 BEARS SOUTH 00°41'26" WEST, 2650.67 FEET DISTANT);
THENCE FROM SAID SECTION CORNER, SOUTH 00°41'26" WEST, A DISTANCE OF 1602.93 FEET ON THE EASTERLY LINE OF SAID SECTION 23;
THENCE NORTH 89°18'32" WEST, A DISTANCE OF 48.00 FEET TO THE SOUTHEAST CORNER OF SOUTHRIDGE SUBDIVISION PHASE 1, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 104 OF PLATS AT PAGE 14056 OF ADA COUNTY RECORDS, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH UNDER ROAD AND ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°41'26" WEST A DISTANCE OF 997.52 FEET;
THENCE NORTH 89°02'56" WEST A DISTANCE OF 255.36 FEET TO A POINT OF CURVE ON THE CENTERLINE OF THE RIDENBAUGH CANAL;
THENCE ON THE CENTERLINE OF THE RIDENBAUGH CANAL THE FOLLOWING COURSES AND DISTANCES:
THENCE 287.73 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 27°28'35"; A CHORD BEARING OF NORTH 46°15'10" WEST, AND A CHORD LENGTH OF 284.98 FEET;
THENCE NORTH 59°59'27" WEST, A DISTANCE OF 73.72 FEET TO A POINT OF CURVE;
THENCE 90.21 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 43°04'24"; A CHORD BEARING OF NORTH 81°31'39" WEST, AND A CHORD DISTANCE OF 88.10 FEET;
THENCE SOUTH 76°56'09" WEST, A DISTANCE OF 93.79 FEET TO A POINT OF CURVE;
THENCE 83.95 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 48°06'06"; A CHORD BEARING OF NORTH 79°00'48" WEST, AND A CHORD DISTANCE OF 81.51 FEET;
THENCE NORTH 54°57'45" WEST, A DISTANCE OF 108.31 FEET;
THENCE LEAVING THE CENTERLINE OF THE RIDENBAUGH CANAL, NORTH 12°54'43" EAST A DISTANCE OF 63.07 FEET;
THENCE NORTH 00°25'32" EAST A DISTANCE OF 673.44 FEET;
THENCE NORTH 89°34'28" WEST A DISTANCE OF 101.62 FEET TO A POINT OF CURVE;
THENCE 27.08 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 12°24'52"; A CHORD BEARING NORTH 27°43'59" EAST, AND A CHORD LENGTH OF 27.03 FEET;
THENCE NORTH 33°56'25" EAST A DISTANCE OF 25.81 FEET TO A POINT OF CURVE ON THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 1;
THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 1 FOR THE FOLLOWING COURSES AND DISTANCES:
THENCE 30.96 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°40'56"; A CHORD BEARING NORTH 78°16'53" EAST, AND A CHORD LENGTH OF 27.96 FEET TO A POINT OF REVERSE CURVE;
THENCE 161.30 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 12°04'50"; A CHORD BEARING SOUTH 63°25'04" EAST, AND A CHORD LENGTH OF 161.00 FEET TO A POINT OF REVERSE CURVE;
THENCE 24.39 FEET ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 69°53'02"; A CHORD BEARING SOUTH 34°30'59" EAST, AND A CHORD LENGTH OF 22.91 FEET;
THENCE SOUTH 61°13'36" EAST A DISTANCE OF 56.81 FEET;
THENCE 36.04 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 103°15'16"; A CHORD BEARING NORTH 52°03'10" EAST, AND A CHORD LENGTH OF 31.36 FEET TO A POINT OF REVERSE CURVE;
THENCE 132.04 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 09°53'22"; A CHORD BEARING SOUTH 81°15'53" EAST, AND A CHORD LENGTH OF 131.88 FEET;
THENCE SOUTH 86°12'34" EAST A DISTANCE OF 29.96 FEET TO A POINT OF CURVE;
THENCE 15.26 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 02°41'23"; A CHORD BEARING SOUTH 87°33'16" EAST, AND A CHORD LENGTH OF 15.26 FEET TO A POINT OF REVERSE CURVE;
THENCE 31.18 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°19'29"; A CHORD BEARING OF SOUTH 44°14'13" EAST, AND A CHORD LENGTH OF 28.12 FEET;
THENCE SOUTH 89°34'28" EAST A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°25'32" EAST A DISTANCE OF 48.98 FEET;
THENCE SOUTH 89°34'27" EAST A DISTANCE OF 333.99 FEET;
THENCE SOUTH 89°18'32" EAST A DISTANCE OF 101.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17.05 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

CHALLENGER DEVELOPMENT, INC., AN IDAHO CORPORATION

BY: COREY D. BARTON, PRESIDENT

Certificate of Surveyor

I, JAMES R. WASHBURN, 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" WAS DRAWN FROM AN ACTUAL 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.



Acknowledgment

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

ON THIS 23rd DAY OF August, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COREY D. BARTON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF CHALLENGER DEVELOPMENT, INC., AN IDAHO CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION 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.

6-05-22
MY COMMISSION EXPIRES



Adam K. Kofke
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO Nampa, ID



THE LAND GROUP
INCORPORATED
462 East Shore Drive, Suite 100
Boyle, Idaho 83618
Ph. 208.939.4041 Fax 208.939.4445
www.thelandgroupinc.com

PN 115162 SHEET 4 OF 5

Southridge Subdivision Phase 2

PK 11 Pg 16017

Approval of Central District Health Department

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.



John Paul PHS 8-31-16
CENTRAL DISTRICT HEALTH DEPARTMENT

Certificate of County Surveyor

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



Jerry L. Hastings
COUNTY SURVEYOR
PLS 5359
DATE 1-26-2017

Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS

ON THE 7 DAY OF December, 2016



Ken Goldthorpe
PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS

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.



02/02/2017
DATE

Vicky McIntyre
COUNTY TREASURER
Per Deputy Treasurer [Signature]

Approval of City Engineer

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

Warren Hanna 1/24/17
CITY ENGINEER

County Recorder's Certificate

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT 1 MINUTES PAST 11 O'CLOCK A.M., ON THIS 2nd DAY OF Feb, 2017, IN
BOOK 111 OF PLATS AT PAGES 16013 THROUGH 16017, INSTRUMENT NO. 2017-010307

[Signature]
DEPUTY
FEE: \$26.00

Christopher D. Rich
EX-OFFICIO RECORDER

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 8 DAY OF March, 2016, THIS PLAT WAS

DULY ACCEPTED AND APPROVED.



[Signature]
CITY CLERK, MERIDIAN, IDAHO



THE LAND GROUP
INCORPORATED
482 East Shore Drive, Suite 100
Eagle, Idaho 83616
Ph. 208.939.4041 Fax 208.939.4445
www.thelandgroupinc.com

ACCOMMODATION

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 LISA BATT
TITLEONE BOISE

2017-019762
03/08/2017 10:27 AM
\$22.00

After Recording Return To:

1977. E Overland Road
Meridian ID 83642

_____[SPACE ABOVE THIS LINE FOR RECORDING DATA]_____

SUPPLEMENTAL DECLARATION FOR SOUTHRIDGE SUBDIVISION NO. 2

THIS SUPPLEMENTAL DECLARATION for Southridge Subdivision No. 3 is made effective this 8th day of March, 2017, by Challenger Development, Inc. an Idaho corporation dba CBH Homes (hereinafter referred to as "Grantor").

WHEREAS, Grantor is the owner of the property contained in Southridge Subdivision Phase 2 according to the official plat thereof recorded on the second day of February, 2017, in Book 111 Plats, Pages 16013-17 official records of Ada County, Idaho, as Instrument No. 2017-010307, a copy of which is attached hereto as Exhibit A (the "Plat"); and

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Southridge Residential Subdivision was recorded on or about June 1, 2015, as Instrument No. 2015-047435, records of Ada County, Idaho, as amended (the "Master Declaration"); and

WHEREAS, Grantor herein is the successor in interest to Corey Barton Homes, Inc. to a portion of Grantor's Rights under the Master Declaration as provided for and contemplated by Section 3.14 of the Master Declaration and

WHEREAS, this Supplemental Declaration for Southridge Subdivision No. 2 is authorized by Section 11.1 of the Master Declaration.

NOW, THEREFORE, Grantor hereby declares as follows:

1. The property contained in the Plat, is hereby expressly made subject to the Master Declaration described hereinabove, as amended. All owners of property in Southridge Subdivision No. 2 shall be entitled to membership in Southridge Residential Subdivision Homeowners Association, Inc., and shall be entitled to all the rights and responsibilities associated with ownership of property under the Master Declaration and membership in Southridge Residential Subdivision Homeowners Association, Inc.

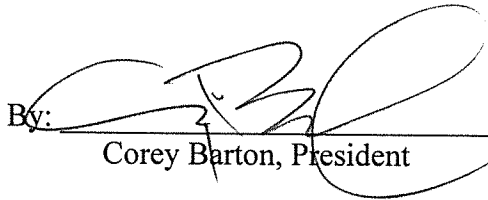
2. Grantor hereunder, Challenger Development, Inc., shall be a Class B Member in the Southridge Residential Subdivision Homeowners Association, Inc. (the "Association") as provided for in Section 5.3.2 of the Master Declaration and shall be entitled to cast ten (10) votes for each Building Lot owned by Challenger Development, Inc. on any matter submitted to the membership of the Association for a vote.

3. Designation of Common Area. Pursuant to Section 7.2 of the Master Declaration, Grantor does hereby designate Lot 10, Block 3 and Lot 22 Block 5 of Southridge Subdivision No. 2 according to the official plat thereof recorded on the sixth day of January, 2017, in Book 111 Plats, Pages 16010-16-12 official records of Ada County, Idaho, as Instrument No. 2017-009130 as Common Area.

4. Except as specifically provided for herein, each and every provision of the Master Declaration, as heretofore amended and supplemented shall remain in full force and effect.

CHALLENGER DEVELOPMENT, INC.

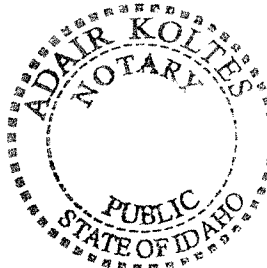
an Idaho corporation,

By: 
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 8th day of March 2017, before me, Adair Koltes, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the President of CHALLENGER DEVELOPMENT, INC. AN IDAHO CORPORATION, the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.



Adair
Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-22

EXHIBIT A

(Plat of Southridge Subdivision No. 2)

