

BK 118 Page 18003

Legend

Final Plat for

Southridge Subdivision Phase 3

Located in the Northeast 1/4 of Section 23,
Township 3 North, Range 1 West, Boise Meridian,
Meridian, Ada County, Idaho
2020

Line Table:		
LINE	BEARING	LENGTH
L1	N00°00'05"E	12.65'
L2	S33°58'25"W	25.81'
L3	S89°34'28"E	101.62'
L4	S08°01'15"E	60.00'
L5	S08°01'15"E	60.00'

Curve Table:					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	90.18'	120.00'	43°03'30"	N76°29'30"W	88.07'
C2	178.74'	300.00'	34°08'12"	N20°48'41"W	176.11'
C3	31.42'	20.00'	90°00'00"	S82°52'47"E	28.28'
C4	335.48'	575.00'	33°25'46"	N35°24'20"E	330.75'
C5	31.42'	20.00'	90°00'00"	N63°41'27"E	28.28'
C6	157.91'	275.00'	32°54'01"	S54°51'32"E	155.75'
C7	165.46'	765.00'	12°23'32"	S44°38'18"E	165.14'
C8	29.58'	20.00'	84°44'29"	S08°25'50"E	26.96'
C9	27.08'	125.00'	12°24'52"	S27°43'59"W	27.03'

Notes:

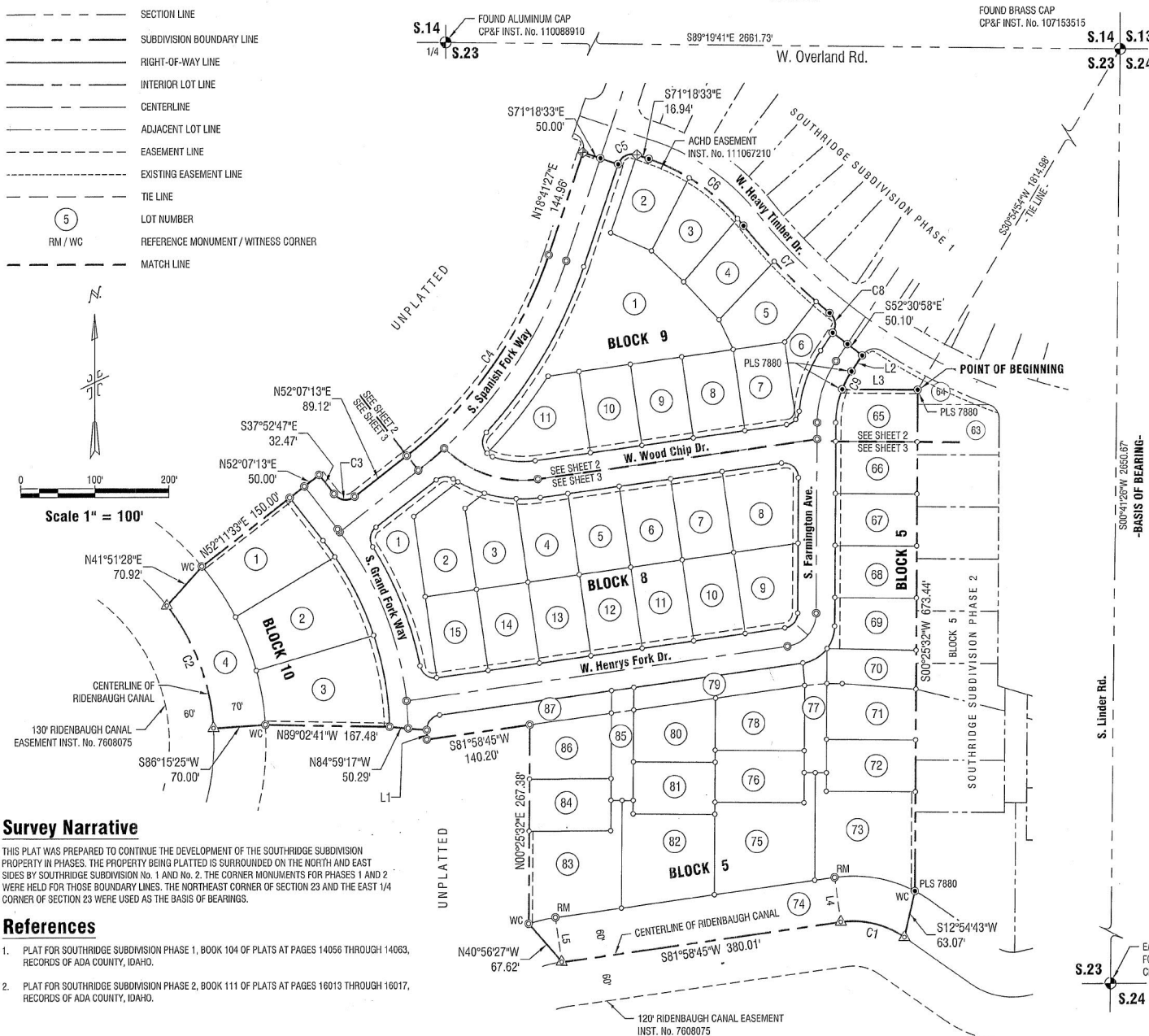
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SOUTHRIDGE HOME OWNERS ASSOCIATION.
- EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SOUTHRIDGE HOME OWNERS ASSOCIATION.
- REAR LOT LINES AND ALONG THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SOUTHRIDGE HOME OWNERS 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 77 & 85, BLOCK 5 ARE DESIGNATED AS COMMON LOTS ENCUMBERED BY A BLANKET PUBLIC UTILITIES AND CITY OF MERIDIAN PUBLIC WORKS EASEMENT AND TO PROVIDE SHARED ACCESS FOR THE BENEFIT OF LOTS 71-73, 75, 76, & 78, BLOCK 5; AND LOTS 80-84 & 86, BLOCK 5; RESPECTIVELY. SAID LOTS 77 & 85, BLOCK 5 SHALL BE OWNED BY THE SOUTHRIDGE HOME OWNERS ASSOCIATION, OR ASSIGNS. THE OWNERS OF THE LOTS WHICH WILL BENEFIT FROM THE USE OF THE COMMON DRIVEWAYS SHALL AT THEIR OWN EXPENSE, MAINTAIN, REPAIR AND/OR REPLACE THE COMMON DRIVEWAY AS NEEDED, ALSO SEE NOTE 9.
- LOT 1, BLOCK 8; LOTS 1 & 6, BLOCK 9; LOTS 70, 79 AND 87, BLOCK 5; ARE DESIGNATED AS COMMON/LANDSCAPE AREA LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SOUTHRIDGE SUBDIVISION OWNERS ASSOCIATION AND/OR ASSIGNS.
- LOT 74, BLOCK 5; & LOT 4, BLOCK 10 ARE DESIGNATED AS COMMON LOTS AND ARE ENCUMBERED BY AN EASEMENT FOR THE RIDENBAUGH CANAL, INSTRUMENT NO. 7609075, RECORDS OF ADA COUNTY, IDAHO, AND SHALL BE OWNED AND MAINTAINED BY THE SOUTHRIDGE SUBDIVISION OWNERS ASSOCIATION AND/OR ASSIGNS.
- THE ENTIRETY OF LOTS 70, 79 & 87, BLOCK 5; AND THE NORTHERLY PORTION OF LOTS 77 & 85, BLOCK 5; ARE ENCUMBERED BY A MERIDIAN CITY PATHWAY EASEMENT AS RECORDED IN INSTRUMENT NO. 2019-121604, RECORDS OF ADA COUNTY, IDAHO.
- IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b), THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM WHICH WILL BE OWNED AND OPERATED BY THE SOUTHRIDGE HOME OWNERS ASSOCIATION. ALL RESIDENTIAL AND COMMON/LANDSCAPE AREA LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH PRESSURIZED IRRIGATION SERVICE AND BE OBLIGATED FOR ASSESSMENTS FROM THE Nampa-Meridian Irrigation District FOR SAID IRRIGATION WATER.
- 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 WHEN 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 NO. 2015-047435, 2015-052250 AND 2016-040134, AS AMENDED FROM TIME TO TIME, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) AS RECORDED IN INSTRUMENT NO. 2019-082584, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO AN EXISTING ACHD EASEMENT AS RECORDED IN INSTRUMENT NO. 2019-083249, RECORDS OF ADA COUNTY, IDAHO.
- THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE A MINIMUM OF 12-INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
- FOR ADDITIONAL BOUNDARY & EASEMENT INFORMATION, SEE THE PLAT OF SOUTHRIDGE SUBDIVISION PHASE 1, RECORDED IN BOOK 104 OF PLATS AT PAGE 14056-14063 OF ADA COUNTY RECORDS AND THE PLAT OF SOUTHRIDGE SUBDIVISION PHASE 2, RECORDED IN BOOK 111 OF PLATS AT PAGE 16013-16017, RECORDS OF ADA COUNTY, IDAHO.

Survey Narrative

THIS PLAT WAS PREPARED TO CONTINUE THE DEVELOPMENT OF THE SOUTHRIDGE SUBDIVISION PROPERTY IN PHASES. THE PROPERTY BEING PLATTED IS SURROUNDED ON THE NORTH AND EAST SIDES BY SOUTHRIDGE SUBDIVISION NO. 1 AND NO. 2. THE CORNER MONUMENTS FOR PHASES 1 AND 2 WERE HELD FOR THOSE BOUNDARY LINES. THE NORTHEAST CORNER OF SECTION 23 AND THE EAST 1/4 CORNER OF SECTION 23 WERE USED AS THE BASIS OF BEARINGS.

References

- PLAT FOR SOUTHRIDGE SUBDIVISION PHASE 1, BOOK 104 OF PLATS AT PAGES 14056 THROUGH 14063, RECORDS OF ADA COUNTY, IDAHO.
- PLAT FOR SOUTHRIDGE SUBDIVISION PHASE 2, BOOK 111 OF PLATS AT PAGES 16013 THROUGH 16017, RECORDS OF ADA COUNTY, IDAHO.

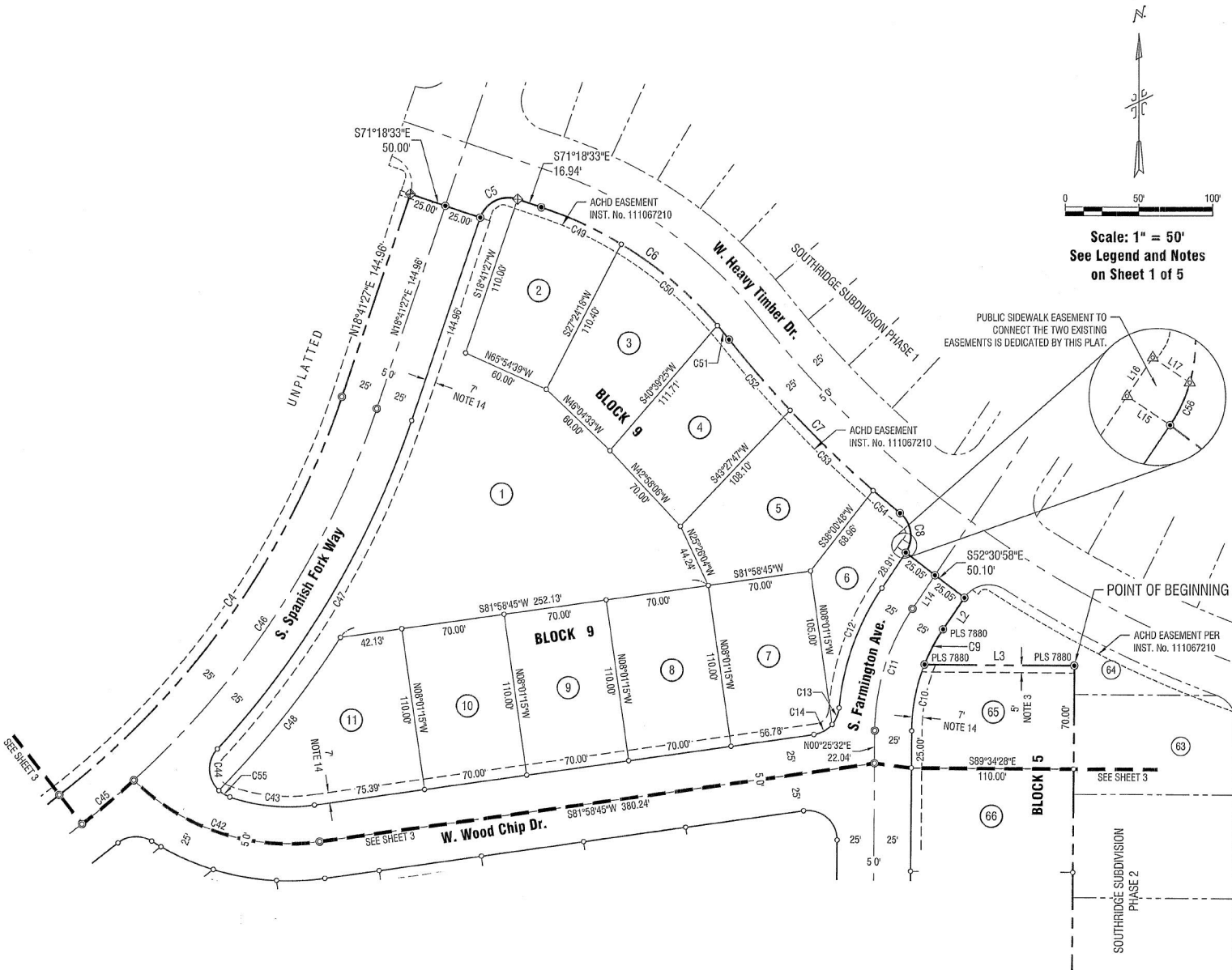


PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
2-14-2020
JAMES R. WASHBURN



462 East Shore Drive, Suite 100
Eagle, ID 83616

Final Plat for Southridge Subdivision Phase 3



Scale: 1" = 50'
See Legend and Notes
on Sheet 1 of 5

Curve Table: (This Sheet Only)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	335.48'	575.00'	33°25'46"	N35°24'20"E	330.75'
C5	31.42'	20.00'	90°00'00"	N63°41'27"E	28.28'
C6	157.91'	275.00'	32°54'01"	N54°51'32"W	155.75'
C7	165.48'	765.00'	12°23'32"	S44°36'18"E	165.14'
C8	29.58'	20.00'	84°44'29"	S08°25'50"E	26.96'
C9	27.08'	125.00'	12°24'52"	S27°43'59"W	27.03'
C10	46.03'	125.00'	21°06'01"	N10°58'33"E	45.77'
C11	87.74'	150.00'	33°30'52"	S17°10'58"W	86.50'
C12	87.20'	175.00'	28°32'54"	S19°39'57"W	86.30'
C13	12.29'	20.00'	35°11'45"	S22°59'23"W	12.09'
C14	14.45'	20.00'	41°23'30"	S61°17'00"W	14.14'
C42	137.35'	150.00'	52°27'45"	S71°47'23"E	132.60'
C43	58.24'	125.00'	26°41'44"	N84°40'23"W	57.72'
C44	31.11'	20.00'	89°06'42"	N01°58'58"W	28.06'
C45	45.98'	600.00'	4°23'27"	N49°55'29"E	45.97'
C46	304.09'	600.00'	29°02'19"	N33°12'36"E	300.85'
C47	260.52'	625.00'	23°52'56"	N30°37'55"E	258.63'
C48	132.75'	645.00'	11°47'33"	N38°27'13"E	132.52'
C49	59.99'	275.00'	12°29'56"	S65°03'35"E	59.87'
C50	85.56'	275.00'	17°49'34"	S49°53'49"E	85.21'
C51	12.36'	275.00'	2°34'31"	S39°41'47"E	12.36'
C52	63.40'	765.00'	4°44'54"	S40°46'59"E	63.38'
C53	78.35'	765.00'	5°52'06"	S46°05'29"E	78.32'
C54	23.71'	765.00'	1°46'32"	S49°54'49"E	23.70'
C55	8.65'	20.00'	24°47'13"	N58°55'55"W	8.58'
C56	6.35'	20.00'	18°11'37"	S24°50'36"W	6.32'

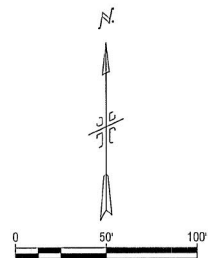
Line Table: (This Sheet Only)

LINE	BEARING	LENGTH
L2	N33°56'25"E	25.81'
L3	S89°34'28"E	101.62'
L14	S33°56'25"W	27.36'
L15	N56°08'08"W	7.04'
L16	N33°56'25"E	6.25'
L17	S56°03'35"E	6.04'



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Scale: 1" = 50'
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on Sheet 1 of 5

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	90.18'	120.00'	43°03'30"	N76°29'30"W	88.07'
C2	178.74'	300.00'	34°08'12"	N20°48'41"W	176.11'
C3	31.42'	20.00'	90°00'00"	S82°52'47"E	28.28'
C15	34.36'	20.00'	98°26'47"	S48°47'52"E	30.29'
C16	28.47'	20.00'	81°33'13"	S41°12'08"W	26.12'
C17	32.03'	45.00'	40°46'36"	N61°35'27"E	31.35'
C18	32.03'	45.00'	40°46'36"	N20°48'50"E	31.35'
C19	32.18'	50.00'	36°52'12"	N18°51'38"E	31.62'
C20	38.99'	50.00'	44°41'01"	N59°38'14"E	38.01'
C21	111.45'	180.00'	35°28'30"	S80°17'00"E	109.68'
C22	36.94'	210.00'	10°04'41"	S76°56'24"W	36.89'
C23	28.88'	20.00'	82°44'27"	N40°36'31"E	26.44'
C24	30.31'	20.00'	86°49'15"	N54°36'38"W	27.49'
C25	173.33'	475.00'	20°54'26"	N21°39'14"W	172.37'
C26	4.79'	450.00'	0°36'34"	N37°34'31"W	4.79'
C27	247.28'	450.00'	31°29'04"	N21°31'42"W	244.18'
C28	36.93'	450.00'	4°42'09"	N03°26'05"W	36.92'
C29	125.05'	425.00'	16°51'33"	N09°52'23"W	124.60'
C30	118.19'	425.00'	15°56'00"	N26°16'09"W	117.81'
C31	27.03'	425.00'	3°38'38"	N36°03'28"W	27.02'
C32	81.93'	370.00'	12°41'14"	S29°23'35"E	81.76'
C33	77.31'	370.00'	11°58'17"	S21°09'50"E	77.17'

Curve Table: (This Sheet Only)					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C34	73.84	370.00'	11°26'06"	S09°27'38"E	73.72
C35	233.08	370.00'	36°05'37"	S21°47'23"E	229.25'
C36	29.40'	20.00'	84°1'33"9"	N10°00'23"E	26.82'
C37	24.42'	20.00'	66°57'56"	N87°06'11"E	22.93'
C38	7.35'	175.00'	2°24'25"	S59°07'03"E	7.35'
C39	38.72'	175.00'	12°40'41"	S66°39'36"E	38.64'
C40	43.60'	175.00'	14°16'34"	S80°08'14"E	43.49'
C41	32.82'	175.00'	10°44'44"	N87°21'07"E	32.77'
C45	45.98'	600.00'	4°23'27"	N49°52'29"E	45.97'

Line Table: (This Sheet Only)		
LINE	BEARING	LENGTH
L1	N00°00'05"E	12.65'
L4	N08°01'15"W	60.00'
L5	N08°01'15"W	60.00'
L6	S89°34'28"E	15.00'
L7	S89°34'28"E	15.00'
L8	S89°34'28"E	30.00'
L9	S89°34'28"E	15.00'
L10	S89°34'28"E	15.00'

Line Table: (This Sheet Only)		
LINE	BEARING	LENGTH
L11	S89°34'28"E	30.00'
L12	S04°38'39"E	30.05'
L13	S48°47'52"E	18.59'



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Final Plat for Southridge Subdivision Phase 3

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 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 30°54'54" WEST, A DISTANCE OF 1814.98 FEET TO AN ANGLE POINT IN THE SOUTHERLY LOT LINE OF LOT 64, BLOCK 5 OF SOUTHRIDGE SUBDIVISION PHASE 2, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 111 OF PLATS AT PAGE 16013 THROUGH 16017 OF ADA COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°25'32" WEST, A DISTANCE OF 673.44 FEET ON THE WESTERLY BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 2 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RIDENBAUGH CANAL;

THENCE SOUTH 12°54'43" WEST, A DISTANCE OF 63.07 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF THE RIDENBAUGH CANAL;

THENCE 90.18 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 43°08'30", A CHORD BEARING OF NORTH 76°29'30" WEST, AND A CHORD LENGTH OF 88.07 FEET ON THE CENTERLINE OF THE RIDENBAUGH CANAL;

THENCE SOUTH 81°58'45" WEST, A DISTANCE OF 380.01 FEET ON THE CENTERLINE OF THE RIDENBAUGH CANAL;

THENCE LEAVING THE CENTERLINE OF THE RIDENBAUGH CANAL, NORTH 40°50'27" WEST, A DISTANCE OF 67.62 FEET;

THENCE NORTH 00°25'32" EAST, A DISTANCE OF 267.38 FEET;

THENCE SOUTH 81°58'45" WEST, A DISTANCE OF 140.20 FEET;

THENCE NORTH 00°00'05" EAST, A DISTANCE OF 12.65 FEET;

THENCE NORTH 84°59'17" WEST, A DISTANCE OF 50.29 FEET;

THENCE NORTH 89°02'41" WEST, A DISTANCE OF 167.48 FEET;

THENCE SOUTH 86°15'25" WEST, A DISTANCE OF 70.00 FEET TO A POINT OF CURVE ON THE CENTERLINE OF THE RIDENBAUGH CANAL;

THENCE 178.74 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 34°08'12", A CHORD BEARING NORTH 20°48'41" WEST, AND A CHORD LENGTH OF 176.11 FEET ON SAID CANAL CENTERLINE;

THENCE NORTH 41°51'28" EAST, A DISTANCE OF 70.92 FEET;

THENCE NORTH 52°11'33" EAST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 52°07'13" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 37°52'47" EAST, A DISTANCE OF 32.47 FEET TO A POINT OF CURVE;

THENCE 31.42 FEET ON SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 82°52'47" EAST, AND A CHORD LENGTH OF 28.28 FEET;

THENCE NORTH 52°07'13" EAST, A DISTANCE OF 89.12 FEET TO A POINT OF CURVE;

THENCE 335.48 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 33°25'46", A CHORD BEARING OF NORTH 35°24'20" EAST, AND A CHORD LENGTH OF 330.75 FEET;

THENCE NORTH 18°41'27" EAST, A DISTANCE OF 144.96 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SOUTHRIDGE SUBDIVISION PHASE 1, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 104 OF PLATS AT PAGE 14056 THROUGH 14063 OF ADA COUNTY RECORDS;

THENCE ON THE EXTERIOR BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 1 FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 71°18'33" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE;

THENCE 31.42 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING NORTH 63°41'27" EAST, AND A CHORD LENGTH OF 28.28 FEET;

THENCE SOUTH 71°18'33" EAST, A DISTANCE OF 16.94 FEET TO A POINT OF CURVE;

THENCE 157.91 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 32°54'01", A CHORD BEARING SOUTH 54°51'32" EAST, AND A CHORD LENGTH OF 155.75 FEET TO A POINT OF REVERSE CURVE;

THENCE 165.46 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 12°23'32", A CHORD BEARING SOUTH 44°36'18" EAST, AND A CHORD LENGTH OF 165.14 FEET TO A POINT OF REVERSE CURVE;

THENCE 29.58 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 84°44'29", A CHORD BEARING SOUTH 08°25'50" EAST, AND A CHORD LENGTH OF 26.96 FEET;

THENCE SOUTH 52°30'58" EAST, A DISTANCE OF 50.10 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 2;

THENCE LEAVING THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 1 AND ON THE WESTERLY BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 2 FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 33°56'25" WEST, A DISTANCE OF 25.81 FEET TO A POINT OF CURVE;

THENCE 27.08 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 12°24'52", A CHORD BEARING SOUTH 27°43'59" WEST, AND A CHORD LENGTH OF 27.03 FEET;

THENCE SOUTH 89°34'28" EAST, A DISTANCE OF 101.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 14.75 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 ERECTED 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

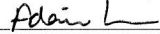
Acknowledgment

STATE OF IDAHO)
) SS
COUNTY OF ADA)

ON THIS 4th DAY OF November, 2019, 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.




NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES 6-05-22

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.



462 East Shore Drive, Suite 100
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Final Plat for Southridge Subdivision Phase 3

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.



David P. Smith BEHS 7-3-19
CENTRAL DISTRICT HEALTH DEPARTMENT

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR 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.

David P. Smith
COUNTY SURVEYOR
PLS 3553
DATE 14 February 2020



Approval of Ada County Highway District

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

ON THE 9th DAY OF September, 2019.

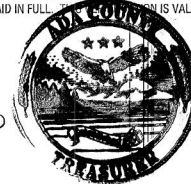


Shawn W. Arnold
PRESIDENT

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 CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Feb 18, 2020
DATE



Elizabeth M. Mann
COUNTY TREASURER
Signed by Deputy: *Shawn W. Arnold*

Approval of City Engineer

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

W. J. Smith 2/6/20
CITY ENGINEER L.P. 9430

County Recorder's Certificate

STATE OF IDAHO)
SS
COUNTY OF ADA)

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

AT 24 MINUTES PAST 4 O'CLOCK P.M., ON THIS 19 DAY OF February, 2020, IN

BOOK 118 OF PLATS AT PAGES 18003 THROUGH 18007, INSTRUMENT NO. 2020-020380

David P. Smith
DEPUTY

Phil McNamee
EX-OFFICIO RECORDER

FEE: 24-

Approval of City Council

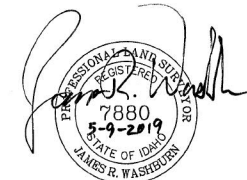
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A

REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 17th DAY OF January, 2017, THIS PLAT WAS DULY

ACCEPTED AND APPROVED.



Christy Johnson BY *David P. Smith* DEPUTY
CITY CLERK, MERIDIAN, IDAHO



462 East Shore Drive, Suite 100
Eagle, ID 83616



After Recording Return To:

1977. E Overland Road
Meridian ID 83642

_____[SPACE ABOVE THIS LINE FOR RECORDING DATA]_____

**SUPPLEMENTAL DECLARATION
FOR
SOUTHRIDGE SUBDIVISION NO. 3**

THIS SUPPLEMENTAL DECLARATION for Southridge Subdivision No. 3 is made effective this 12th day of May, 2020, by Challenger Development, Inc. an Idaho corporation (hereinafter referred to as "Grantor").

WHEREAS, Grantor is the owner of the property contained in Southridge Subdivision Phase 3 according to the official plat thereof recorded on the second day of February 19, 2020, in Book 118 Plats, Pages 18003-7 official records of Ada County, Idaho, as Instrument No. 2020-020350, a copy of which is attached hereto as Exhibit A (the "Plat"); and

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Southridge 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 Declaration as provided for and contemplated by Section 3.14 of the Master Declaration and

WHEREAS, this Supplemental Declaration for Southridge Subdivision No. 3 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. 3 shall be entitled to membership in Southridge Subdivision Homeowners Association, Inc., and shall be entitled to all the rights and responsibilities associated with

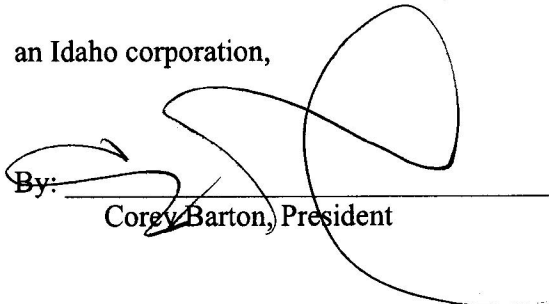
ownership of property under the Master Declaration and membership in Southridge Subdivision Homeowners Association, Inc.

2. Grantor hereunder, Challenger Development, Inc., shall be a Class B Member in the Southridge 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: Lots 77&85 Block 5 of the Plat, subject to the terms of Note 6 of the Plat; Lot 1, Block 8 and Lots 1&6 of Block 9, Lots 70,79 & 87 of Block 5, subject to the terms of Note 7 of the Plat, and Lot 74, Block 5 and Lot 4, Block 10, subject to Note 8 of the Plat. 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.

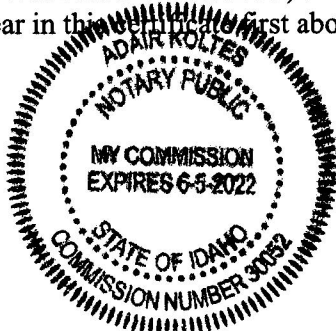
an Idaho corporation,

By: 
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

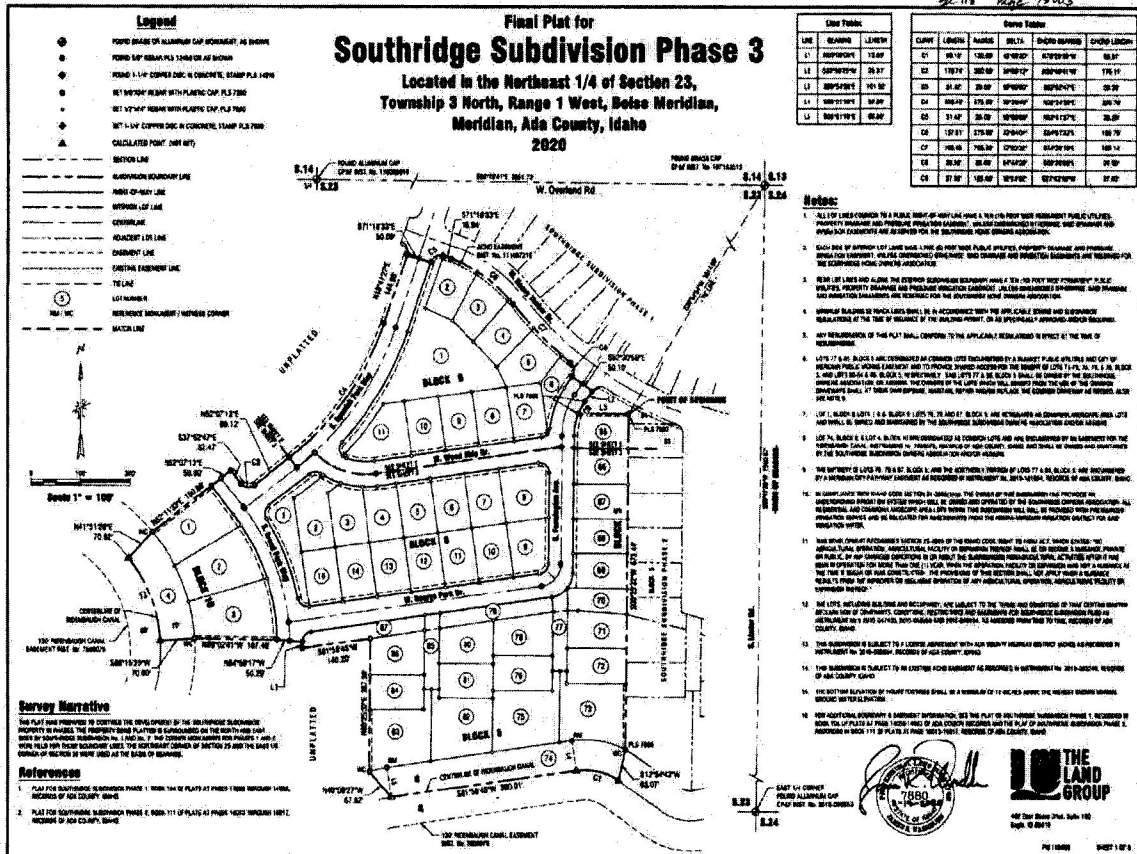
On this 12th day of May, 2020, ^{AK}~~5/12/2020~~, before me, Adair Koltes, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the President of CHALLENGER DEVELOPMENT, INC. AN IDAHO CORPORATION, the corporation that executed the within instrument 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.

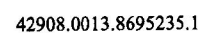


Adair Koltes
Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-22

(Plat of Southridge Subdivision No. 3)



Box 118 Pipe 1000



KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, DOB HENRY COTTON, THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

[illegible]

THENCE SOUTH 12°44'31" WEST, A DISTANCE OF 50.0 FEET TO A POINT ON THE CENTERLINE OF THE RECREATION CANAL;
THENCE 90 FEET ON THE ARC OF A CIRCLE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CHORD, ANGLE OF 27°02'00" TO A CORNER BOUNDING OF NORTH 7°02'00" WEST, AND A CHORD LENGTH OF 60.00 FEET ON THE CENTERLINE OF THE RECREATION CANAL;
THENCE SOUTH 81°05'00" WEST, A DISTANCE OF 50.00 FEET ON THE CENTERLINE OF THE RECREATION CANAL;
THENCE LEAVING THE CENTERLINE OF THE RECREATION CANAL, NORTH 89°07'00" WEST, A DISTANCE OF 50.00 FEET.

THENCE NORTH 00°45'15" EAST, A DISTANCE OF 262.36 FEET;
THENCE SOUTH 89°59'49" WEST, A DISTANCE OF 140.20 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 89°00'11" WEST, A DISTANCE OF 86.25 FEET;

THIRDS NORTH 0°04'N 1° WEST, A DISTANCE OF 76.0 FEET;
THIRDS SOUTH 0°04'S 1° WEST, A DISTANCE OF 76.0 FEET TO A POINT ON CURVE ON THE CENTRAL OF THE RECONSTRUCTION CANAL;
THIRDS 179.72 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 121° 15' 00" AND A CHORD BEARING N08°15'11" WEST, AND A CHORD LENGTH OF 179.11 FEET ON SAID CANAL CENTERLINE.

THENCE NORTH 41°01'30" EAST, A DISTANCE OF 104.00 FEET;
THENCE NORTH 62°11'30" EAST, A DISTANCE OF 150.00 FEET;
THENCE NORTH 62°07'37" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 62°00'00" WEST, A DISTANCE OF 10.00 FEET TO A POINT OF BEGINNING.

THENCE 51.40 FEET ON BAY CURVE TO THE LEFT, BAY CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00', A CHORD BEARING OF NORTH 80°00' E 61.40', AND A CHORD LENGTH OF 20.00 FEET;

THENCE NORTH 10° 27' EAST, A DISTANCE OF 54.6 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SOUTHWEST 1/4 SECTION 16, T4S, R10E, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 104 OF PLATS AT PAGE 1486; THENCE THROUGH PAVERS OF HIGH GAINITY FARM; 100.00

THENCE S09°17'00"E DISTANCE OF 86.86 FEET TO A POINT OF CURVE,
THENCE ST. 42 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.80 FEET, A CENTRAL ANGLE OF 90°00'00"

PHOENIX DOG/16 71100000 EAST, A DISTANCE OF 16.00 FEET TO A POINT OF CURVE;

THENCE 198.16 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 765.40 FEET, A CENTRAL ANGLE OF $12^{\circ}23'23''$, A CHORD BEARING SOUTH $40^{\circ}26'46''$ EAST, AND A CHORD LENGTH OF 198.16 FEET TO A POINT OF REVERSE CURVE;

THENCE SOUTH 72°30'01" EAST, A DISTANCE OF 80.18 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID SOUTHWEST CORNER SUBDIVISION PHASE 2.

THENCE SOUTH 33°46'01" WEST, A DISTANCE OF 95.81 FEET TO A POINT OF CURVE;

THENCE 27.00 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 17°24'00"
A CHORD BEARING SOUTH 27°40'00" WEST, AND A CHORD LENGTH OF 27.00 FEET;

THE ABOVE DESCRIBED PROPERTY CONTAINS 75 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNEDS TO HEREBY SELL THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO RELOCATE TO THE PUBLIC THE PUBLIC UTILITIES AS SHOWN ON THIS PLAT. THE UNDERSIGNEDS AS OWNERS OF THIS PLAT ARE NOT CREDITED TO THE PUBLIC. HOWEVER, THE ABOVE NAMED SAID UNDERSIGNEDS IN HERETOFORE PROMPTLY REPAIRED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DETERMINED WITHIN THE PLAT AND NO PERMANENT STRUCTURES ARE TO BE SITED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SUPPLY FROM THE CITY OF MEMPHIS, AND THE CITY OF MEMPHIS HAS AGREED TO WORKING TO REPAIR ALL OF THE LOTS WITHIN THIS SUBDIVISION.

CHALLENGER DEVELOPMENT INC. AND/OR ASSOCIATES



 COREY S. BURGES, PRESIDENT

STATE OF IDAHO
COUNTY OF _____
JANUARY 19, 1964

on 2004-05-04

PERSONALLY APPEARED COMPANY:

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



ADAM L.
SEAFORD PUBLIC POLICING
AIR COMMISSIONER EMERGENCY 6-05-22

1. JAMES S. SHAWBURN, DOBORN IN CALIFORNIA, THAT AN A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAN BE INCORPORATED IN THE "CERTIFICATE OF SHAWBURN" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE BEARING LINDER BY THE DIRECT SUPERVISOR AND ACCOUNTANT REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLANS AND SURVEYS.



Sheet Page 10002

Final Plat for Southridge Subdivision Phase 3

Approval of Central District Health Department

ANY PLAT OR INSTRUMENT AS REQUIRED BY STATE CODE, SHALL BE SHOWN TO HAVE BEEN REVIEWED ACCORDING TO THE
LETTER TO BE FILED IN PLAT BOOKS BY THE COUNTY ENGINEER OR AS SHOWN LATER THE COMMISSIONER OF HIGHWAYS.
SANITARY REQUIREMENTS MAY BE RE-OPENED, IN ACCORDANCE WITH SECTION 20-102, STATE CODE, BY THE BOARD
OF A COMMISSIONER OF HIGHWAYS.



John P. Smith, Pres. 7-2-19
JOHN P. SMITH, PRES.

Approval of Ada County Highway District

THE FOREGOING PLAT HAS BEEN APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS
ON THE 9th DAY OF September 2019.



John H. Smith
JOHN H. SMITH

Approval of City Engineer

THE FOREGOING CITY ENGINEER HAS FOR THE CITY OF HERRING, ADA COUNTY, IDAHO, REVIEWED THIS PLAT.

William H. Smith
WILLIAM H. SMITH
C.E. 1010

Approval of City Council

THE FOREGOING CITY ENGINEER HAS FOR THE CITY OF HERRING, ADA COUNTY, IDAHO, REVIEWED THIS PLAT AS A
HERRING CITY ENGINEER HAS FOR THE CITY OF HERRING, ADA COUNTY, IDAHO, REVIEWED THIS PLAT AS A
HERRING CITY ENGINEER HAS FOR THE CITY OF HERRING, ADA COUNTY, IDAHO, REVIEWED THIS PLAT AS A
ACCEPTED AND APPROVED.



John H. Smith
JOHN H. SMITH

Certificate of County Surveyor

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT
AND THAT IT COMPLIES WITH THE STANDARDS OF LAND SURVEYING IN PLACES AND SURVEYS.



John H. Smith
JOHN H. SMITH
C.S. 1010

Certificate of the County Treasurer

THE UNDERSIGNED COUNTY TREASURER OF ADA COUNTY, IDAHO, HAS REVIEWED THIS PLAT AND THE UNDERSIGNED A.C. IS
DO HEREBY CERTIFY THAT THE PLAT HAS BEEN REVIEWED AND THE UNDERSIGNED A.C. IS
DO HEREBY CERTIFY THAT THE PLAT HAS BEEN REVIEWED AND THE UNDERSIGNED A.C. IS
DO HEREBY CERTIFY THAT THE PLAT HAS BEEN REVIEWED AND THE UNDERSIGNED A.C. IS



Elizabeth M. Smith
ELIZABETH M. SMITH
COUNTY TREASURER

County Recorder's Certificate

STATE OF IDAHO
COUNTY OF ADA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.
AT 11:00 AM ON THE 11th DAY OF February 2020.

BOOK 111, PAGE 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100, 10101, 10102, 10103, 10104, 10105, 10106, 10107, 10108, 10109, 10110, 10111, 10112, 10113, 10114, 10115, 10116, 10117, 10118, 10119, 10120, 10121, 10122, 10123, 10124, 10125, 10126, 10127, 10128, 10129, 10130, 10131, 10132, 10133, 10134, 10135, 10136, 10137, 10138, 10139, 10140, 10141, 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10714, 10715, 10716, 10717, 10718, 10719, 10720, 10721, 10722, 10723, 10724, 10725, 10726, 10727, 10728, 10729, 10730, 10731, 10732, 10733, 10734, 10735, 10736, 10737, 10738, 10739, 10740, 10741, 10742, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754, 10755, 10756, 10757, 10758, 10759, 10760, 10761, 10762, 10763, 10764, 10765, 10766, 10767, 10768, 10769, 10770, 10771, 10772, 10773, 10774, 10775, 10776, 10777, 10778, 10779, 10780, 10781, 10782, 10783, 10784, 10785, 10786, 10787, 10788, 10789, 10790, 10791, 10792, 10793, 10794, 10795, 10796, 10797, 10798, 10799, 10800, 10801, 10802, 10803, 10804, 10805, 10806, 10807, 10808, 10809, 10810, 10811, 10812, 10813, 10814, 10815, 10816, 10817, 10818, 10819, 10820, 10821, 10822, 10823, 10824, 10825, 10826, 10827, 10828, 10829, 10830, 10831, 10832, 10833, 10834, 10835, 10836, 10837, 10838, 10839, 10840, 10841, 10842, 10843, 10844, 10845, 10846, 10847, 10848, 10849, 10850, 10851, 10852, 10853, 10854, 10855, 10856, 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