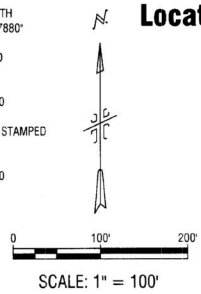


PL 121 18902

Legend

- FOUND BRASS OR ALUMINUM CAP MONUMENT AS SHOWN
- FOUND 5/8"x24" REBAR, PLS 7880, REPLACED 05-29-2017 WITH PLASTIC CAP STAMPED TOY WITH AN ANVIL, PLS 7880*
- ⊠ SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "WITNESS CORNER, PLS 7880"
- SET 5/8"x24" REBAR WITH PLASTIC CAP, PLS 7880
- ⊠ SET 5/8"x24" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "REFERENCE MONUMENT, PLS 7880"
- SET 1/2"x24" REBAR WITH PLASTIC CAP, PLS 7880
- △ CALCULATED POINT, (NOTHING SET)
- RM REFERENCE MONUMENT
- WC WITNESS CORNER
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- CENTERLINE
- ADJACENT LOT LINE
- EASEMENT LINE
- TIE LINE
- (5) LOT NUMBER



Final Plat for Southridge Subdivision Phase 4

Located in the West One Half of the East One Half of Section 23,
Township 3 North, Range 1 West, Boise Meridian,
Meridian, Ada County, Idaho
2021

Notes

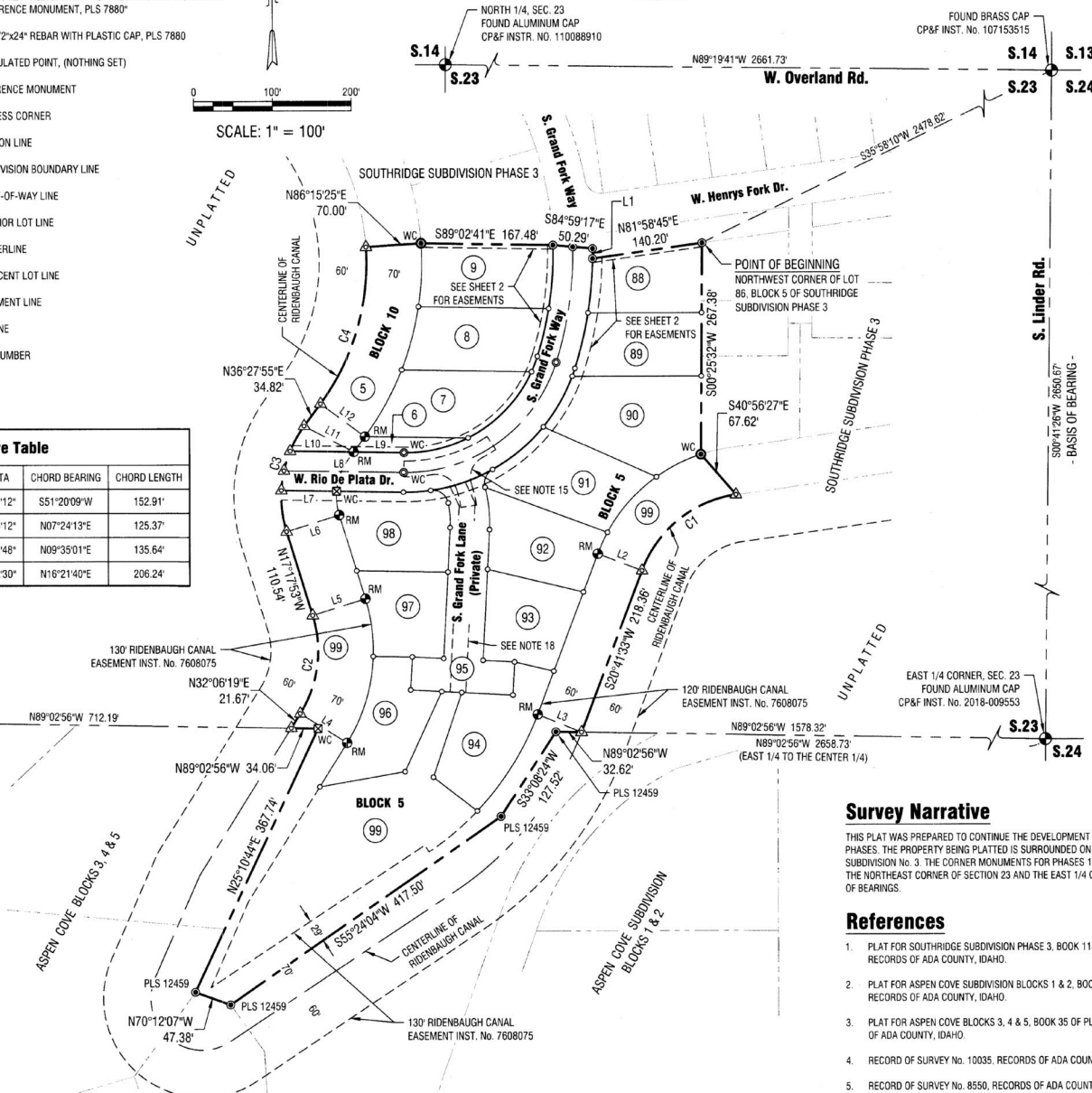
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SOUTHRIDGE RESIDENTIAL HOMEOWNER'S ASSOCIATION.
- EACH 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 RESIDENTIAL HOMEOWNER'S ASSOCIATION.
- LOT LINES ALONG THE REAR OF THE LOT 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 RESIDENTIAL HOMEOWNER'S 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.
- LOT 95, BLOCK 5 IS DESIGNATED AS A COMMON LOT AND SHALL BE OWNED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THIS LOT IS ENCOMBERED BY A BLANKET PUBLIC UTILITIES AND CITY OF MERIDIAN PUBLIC WORKS EASEMENT. SAID LOT IS ALSO COVERED BY A PERPETUAL INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOTS 92-94 AND LOTS 96-99, BLOCK 5. A PAVED SURFACE CAPABLE OF SUPPORTING FIRE VEHICLES AND EQUIPMENT SHALL BE MAINTAINED ON THE LOT. THE OWNERS OF THE LOTS WHICH WILL BENEFIT FROM USE OF THE INGRESS/EGRESS EASEMENT SHALL AT THEIR OWN EXPENSE MAINTAIN, REPAIR AND/OR REPLACE THE PAVED SURFACE AS NEEDED.
- LOT 6, BLOCK 10 IS DESIGNATED AS A COMMON LOT AND SHALL BE OWNED AND MAINTAINED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNER'S ASSOCIATION AND/OR ASSIGNS.
- LOT 99, BLOCK 5 AND LOT 5, BLOCK 10 ARE DESIGNATED AS COMMON LOTS AND ARE ENCOMBERED BY AN EASEMENT FOR THE RIDENBAUGH CANAL. INSTRUMENT NO. 7608075, RECORDS OF ADA COUNTY, IDAHO, AND SHALL BE OWNED AND MAINTAINED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNER'S ASSOCIATION AND/OR ASSIGNS.
- 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 HOMEOWNER'S ASSOCIATION. ALL PRESSURIZED IRRIGATION SYSTEMS IN COMMON LOTS WITHIN THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE SOUTHRIDGE RESIDENTIAL HOMEOWNER'S 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 No. 2021-035582, RECORDS OF ADA COUNTY, IDAHO, AS AMENDED FROM TIME TO TIME, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOTS 88-91, 95, 98 AND 99, BLOCK 5, ARE ENCOMBERED BY A MERIDIAN CITY PATHWAY EASEMENT AS RECORDED IN INSTRUMENT No. 2021-035582, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO AN EXISTING ACHD EASEMENT AS RECORDED IN INSTRUMENT No. 2021-035583, RECORDS OF ADA COUNTY, IDAHO, UPON ROADWAY COMPLETION AND ACCEPTANCE BY ACHD. SAID EASEMENT SHALL BE RELINQUISHED PER SECTION 3, "TERM" OF THE EASEMENT AGREEMENT.
- THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD AS RECORDED IN INSTRUMENT No. 2020-171621, 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.
- THIS SUBDIVISION IS SUBJECT TO AN EXISTING CITY OF MERIDIAN SEWER EASEMENT AS RECORDED IN INSTRUMENT No. 2021-112533, RECORDS OF ADA COUNTY, IDAHO.

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	160.45'	150.00'	61°17'12"	S51°20'09"W	152.91'
C2	129.34'	150.00'	49°24'12"	N07°24'13"E	125.37'
C3	140.75'	150.00'	53°45'48"	N09°35'01"E	135.64'
C4	210.53'	300.00'	40°12'30"	N16°21'40"E	206.24'

Line Table

LINE	BEARING	LENGTH
L1	S00°00'05"W	12.65'
L2	S69°18'27"E	60.00'
L3	S67°54'51"E	60.02'
L4	N57°53'41"W	70.00'
L5	S72°42'07"W	70.00'
L6	S72°42'07"W	70.00'
L7	N89°02'41"W	70.07'
L8	N89°02'41"W	151.83'
L9	N89°02'41"W	63.88'
L10	N89°02'41"W	80.53'
L11	N62°04'56"W	70.79'
L12	N53°32'05"W	70.00'



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. 3. 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 3, BOOK 118 OF PLATS AT PAGES 18003 THROUGH 18007, RECORDS OF ADA COUNTY, IDAHO.
- PLAT FOR ASPEN COVE SUBDIVISION BLOCKS 1 & 2, BOOK 31 OF PLATS AT PAGES 1895 THROUGH 1896, RECORDS OF ADA COUNTY, IDAHO.
- PLAT FOR ASPEN COVE BLOCKS 3, 4 & 5, BOOK 35 OF PLATS AT PAGES 3040 THROUGH 3041, RECORDS OF ADA COUNTY, IDAHO.
- RECORD OF SURVEY No. 10035, RECORDS OF ADA COUNTY, IDAHO.
- RECORD OF SURVEY No. 8550, RECORDS OF ADA COUNTY, IDAHO.

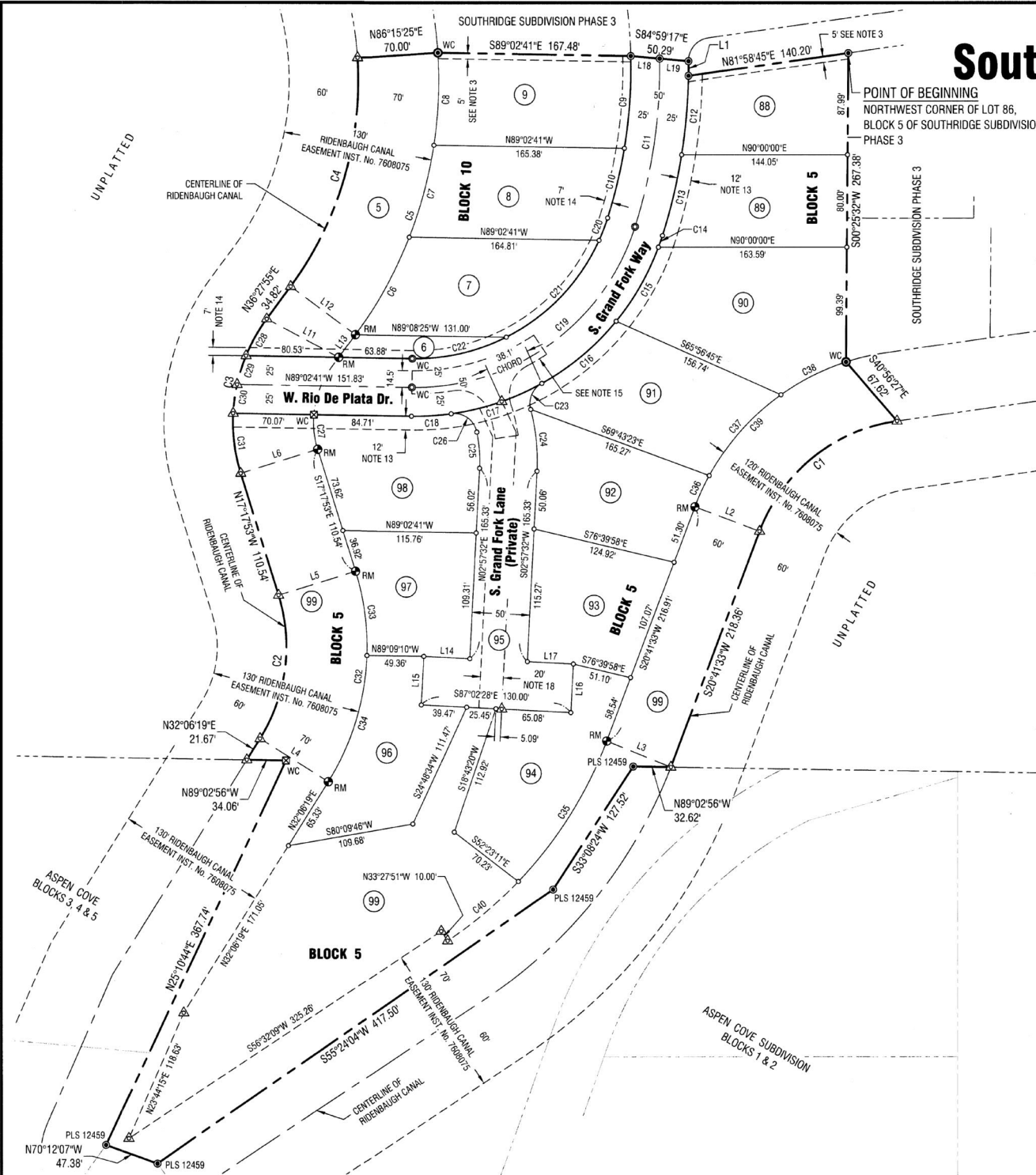
PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
8-4-2021
STATE OF IDAHO
JAMES R. WASHBURN



462 East Shore Drive, Suite 100
Eagle, ID 83616 (208) 939-4041

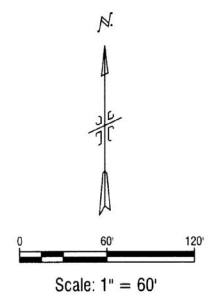
BK 121 18 18983

Final Plat for Southridge Subdivision Phase 4



Curve Table:					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	160.45'	150.00'	61°17'12"	S51°20'09"W	152.91'
C2	129.34'	150.00'	49°24'12"	N07°24'13"E	125.37'
C3	140.75'	150.00'	53°45'48"	N09°35'01"E	135.64'
C4	210.53'	300.00'	40°12'30"	N16°21'40"E	206.24'
C5	259.65'	370.00'	40°12'30"	N16°21'40"E	254.36'
C6	96.80'	370.00'	14°59'26"	N28°58'12"E	96.53'
C7	82.66'	370.00'	12°48'03"	N15°04'27"E	82.49'
C8	80.18'	370.00'	12°25'01"	N02°27'56"E	80.03'
C9	80.23'	425.00'	10°48'58"	S03°57'52"W	80.11'
C10	62.10'	425.00'	8°22'18"	S13°33'29"W	62.04'
C11	147.87'	450.00'	18°49'39"	N08°19'49"E	147.21'
C12	68.74'	475.00'	8°17'29"	N04°54'36"E	68.68'
C13	72.03'	475.00'	8°41'17"	N13°23'59"E	71.96'
C14	10.58'	225.00'	2°41'42"	N19°05'29"E	10.58'
C15	74.12'	225.00'	18°52'25"	N29°52'32"E	73.78'
C16	84.70'	225.00'	21°34'07"	N50°05'48"E	84.20'
C17	83.47'	225.00'	21°15'18"	S71°30'31"W	82.99'
C18	34.63'	225.00'	8°49'10"	N86°32'44"E	34.60'
C19	255.56'	200.00'	73°12'41"	N54°20'59"E	238.52'
C20	20.74'	175.00'	6°47'23"	S21°08'19"W	20.73'
C21	118.39'	175.00'	38°45'41"	S43°54'51"W	116.15'
C22	84.48'	175.00'	27°39'38"	S77°07'31"W	83.67'
C23	26.38'	20.00'	75°35'00"	N23°05'21"E	24.51'
C24	53.94'	175.00'	17°39'41"	N05°52'18"W	53.73'
C25	31.42'	125.00'	14°24'03"	S04°14'30"E	31.34'
C26	30.17'	20.00'	86°25'19"	S54°39'11"E	27.39'
C27	30.52'	80.00'	21°51'34"	S06°22'06"E	30.34'
C28	36.62'	150.00'	13°59'12"	N29°28'19"E	36.53'
C29	26.11'	150.00'	9°58'26"	S17°29'29"W	26.08'
C30	25.20'	150.00'	9°37'37"	S07°41'28"W	25.17'
C31	52.82'	150.00'	20°10'33"	N07°12'37"W	52.55'
C32	189.70'	220.00'	49°24'12"	N07°24'13"E	183.87'
C33	74.05'	220.00'	19°17'09"	S07°39'19"E	73.70'
C34	115.64'	260.00'	30°07'03"	N17°02'47"E	114.32'
C35	145.02'	360.00'	23°04'49"	S32°13'57"W	144.04'
C36	29.73'	210.00'	8°06'42"	S24°44'54"W	29.71'
C37	94.47'	210.00'	25°48'29"	S41°41'30"W	93.67'
C38	63.49'	210.00'	17°19'20"	S63°14'24"W	63.25'
C39	187.69'	210.00'	51°12'31"	S46°17'48"W	181.50'
C40	80.19'	360.00'	12°45'47"	S50°09'15"W	80.03'

Line Table:		
LINE	BEARING	LENGTH
L1	S00°00'05"W	12.65'
L2	S69°18'27"E	60.00'
L3	S67°54'51"E	60.02'
L4	N57°53'41"W	70.00'
L5	S72°42'07"W	70.00'
L6	S72°42'07"W	70.00'
L11	N62°04'56"W	70.79'
L12	N53°32'05"W	70.00'
L13	N36°27'55"E	24.30'
L14	N87°02'28"E	40.00'
L15	S02°57'32"W	42.00'
L16	N02°57'32"E	42.00'
L17	S87°02'28"E	40.00'
L18	S84°59'17"E	25.15'
L19	S84°59'17"E	25.14'



See Sheet 1 of 4 for
Notes & Legend

PROFESSIONAL LAND SURVEYOR
JAMES R. WASHBURN
7880
9-4-2021
STATE OF IDAHO



462 East Shore Drive, Suite 100
Eagle, ID 83616 (208) 939-4041

Final Plat for Southridge Subdivision Phase 4

Certificate of Owners

KNOW ALL PERSONS 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 WEST ONE HALF OF THE EAST ONE HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

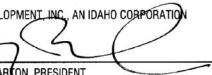
COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 OF SAID TOWNSHIP 3 NORTH, RANGE 1 WEST, (FROM WHICH POINT THE EAST ONE QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00°41'26" WEST A DISTANCE OF 2,650.67 FEET DISTANT); THENCE FROM SAID SECTION CORNER, SOUTH 35°58'10" WEST, A DISTANCE OF 2478.62 FEET TO THE NORTHWEST CORNER OF LOT 86, BLOCK 5 OF SOUTHRIDGE SUBDIVISION PHASE 3, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 118 OF PLATS AT PAGES 18003 TO 18007 OF ADA COUNTY RECORDS, TO THE POINT OF BEGINNING;

THENCE SOUTH 00°25'32" WEST, A DISTANCE OF 257.38 FEET ON THE EXTERIOR BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 3;
THENCE SOUTH 40°56'27" EAST, A DISTANCE OF 67.62 FEET ON THE EXTERIOR BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 3 TO A POINT ON THE CENTERLINE OF THE RIDENBAUGH CANAL;
THENCE 160.45 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 61°17'12", A CHORD BEARING OF SOUTH 51°20'09" WEST, AND A CHORD LENGTH OF 152.91 FEET ON THE CENTERLINE OF THE RIDENBAUGH CANAL;
THENCE SOUTH 20°41'33" WEST, A DISTANCE OF 218.36 FEET ON THE CENTERLINE OF THE RIDENBAUGH CANAL TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 23 AND THE NORTHERLY BOUNDARY LINE OF ASPEN COVE SUBDIVISION BLOCKS 1 AND 2, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 31 OF PLATS AT PAGES 1895 TO 1896 OF ADA COUNTY RECORDS;
THENCE NORTH 89°02'56" WEST, A DISTANCE OF 32.62 FEET ON SAID EAST-WEST MID-SECTION LINE AND THE NORTHERLY BOUNDARY LINE OF SAID ASPEN COVE SUBDIVISION BLOCKS 1 AND 2;
THENCE SOUTH 33°08'24" WEST, A DISTANCE OF 127.52 FEET ON SAID NORTHERLY BOUNDARY LINE;
THENCE SOUTH 55°24'04" WEST, A DISTANCE OF 417.50 FEET ON SAID NORTHERLY BOUNDARY LINE TO A POINT ON THE EASTERLY BOUNDARY LINE OF ASPEN COVE BLOCKS 3, 4 AND 5, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 35 OF PLATS AT PAGES 3040 TO 3041 OF ADA COUNTY RECORDS;
THENCE NORTH 70°12'07" WEST, A DISTANCE OF 47.38 FEET ON THE EASTERLY BOUNDARY LINE OF SAID ASPEN COVE BLOCKS 3, 4 AND 5;
THENCE NORTH 25°10'44" EAST, A DISTANCE OF 367.74 FEET ON THE EASTERLY BOUNDARY LINE OF SAID ASPEN COVE BLOCKS 3, 4 AND 5 TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 23;
THENCE NORTH 89°02'56" WEST, A DISTANCE OF 34.06 FEET ON SAID EAST-WEST MID-SECTION LINE AND THE NORTHERLY BOUNDARY LINE OF SAID ASPEN COVE BLOCKS 3, 4 AND 5 TO A POINT ON THE CENTERLINE OF THE RIDENBAUGH CANAL;
THENCE ON THE CENTERLINE OF THE RIDENBAUGH CANAL FOR THE FOLLOWING COURSES AND DISTANCES:
THENCE NORTH 32°06'19" EAST, A DISTANCE OF 21.67 FEET TO A POINT OF CURVE;
THENCE 129.34 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 49°24'12", A CHORD BEARING OF NORTH 07°24'13" EAST, AND A CHORD LENGTH OF 125.37 FEET;
THENCE NORTH 17°17'53" WEST, A DISTANCE OF 110.54 FEET TO A POINT OF CURVE;
THENCE 140.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°45'48", A CHORD BEARING OF NORTH 09°35'01" EAST, AND A CHORD LENGTH OF 135.84 FEET;
THENCE NORTH 36°27'55" EAST, A DISTANCE OF 34.82 FEET TO A POINT OF CURVE;
THENCE 210.53 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 40°12'30", A CHORD BEARING OF NORTH 16°21'40" EAST, AND A CHORD LENGTH OF 206.24 FEET TO A POINT ON THE EXTERIOR BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 3;
THENCE ON THE EXTERIOR BOUNDARY LINE OF SAID SOUTHRIDGE SUBDIVISION PHASE 3 FOR THE FOLLOWING COURSES AND DISTANCES:
THENCE NORTH 86°15'25" EAST, A DISTANCE OF 70.00 FEET;
THENCE SOUTH 89°02'41" EAST, A DISTANCE OF 167.48 FEET;
THENCE SOUTH 84°59'17" EAST, A DISTANCE OF 50.29 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 12.65 FEET;
THENCE NORTH 81°58'45" EAST, A DISTANCE OF 140.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.89 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 AND PRIVATE ROAD 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

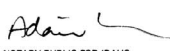
Acknowledgment

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

ON THIS 1st DAY OF June, 2021, 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
RESIDING IN Nampa, ID
6-05-22
MY COMMISSION EXPIRES

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
Eagle, ID 83616

Final Plat for Southridge Subdivision Phase 4

Approval of Central District Health

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.



Rowan Padilla BEHS 10-14-2020
CENTRAL DISTRICT HEALTH

Approval of Ada County Highway District

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

ON THE 26 DAY OF Feb, 2021.



Bruce S. Wong
PRESIDENT
Signed by Bruce S. Wong, Director for President

Approval of City Engineer

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

Walter Stroman 7/15/21
CITY ENGINEER L.N. 9430

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 14 DAY OF April, 2020, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Cheryl Johnson
CITY CLERK, MERIDIAN, IDAHO

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND 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.

D. P. King
COUNTY SURVEYOR
PLS #13553
DATE 6 August 2021



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.

Aug 8, 2021
DATE



Elizabeth Mahn
COUNTY TREASURER
Signed by Deputy: *Alexandra Lytle*

County Recorder's Certificate

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

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

AT 9 MINUTES PAST 1 O'CLOCK P. M., ON THIS 15th DAY OF Aug, 2021, IN

BOOK 121 OF PLATS AT PAGES 18482 THROUGH 18485, INSTRUMENT NO. 2021-118735

Phil McGowan
DEPUTY

Phil McGowan
EX-OFFICIO RECORDER

FEE: \$21.00



462 East Shore Drive, Suite 100
Eagle, ID 83616

After Recording Return To:

1977. E Overland Road
Meridian ID 83642

THIS INSTRUMENT FILED FOR RECORD
BY FIDELITY NATIONAL TITLE AS AN
ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS AFFECT UPON THE TITLE.

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

**SUPPLEMENTAL DECLARATION
FOR
SOUTHRIDGE SUBDIVISION NO. 4**

THIS SUPPLEMENTAL DECLARATION for Southridge Subdivision No. 4 is made effective this 2nd day of September, 2021, 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 4 according to the official plat thereof recorded on August 10, 2021, in Book 121 Plats, Pages 18982-18985 official records of Ada County, Idaho, as Instrument No. 2021-118735, 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 may have been amended from time to time (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. 4 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. 4 shall be entitled to membership in Southridge Subdivision Homeowners

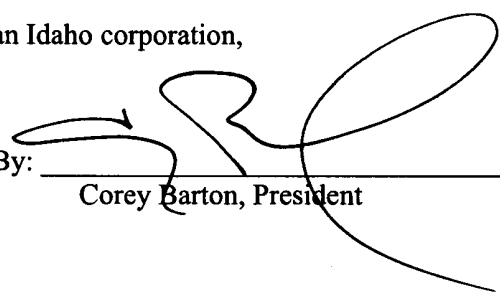
Association, Inc., and shall be entitled to all the rights and responsibilities associated with ownership of property under the Master Declaration and membership in Southridge Subdivision Homeowners Association, Inc.

2. Grantor hereunder, Challenger Development, Inc., shall be a Class B Member in the Southridge 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 6.2 of the Master Declaration, Grantor does hereby designate: Lots 95 and 99, Block 5; and Lots 5 and 6, Block 10 as Common Lots subject to Notes 6, 7 and 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.

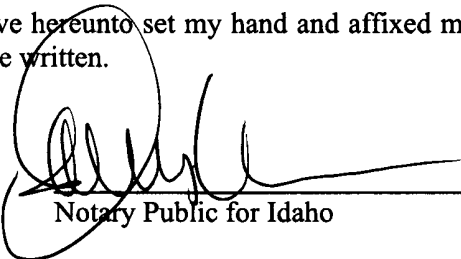
an Idaho corporation,

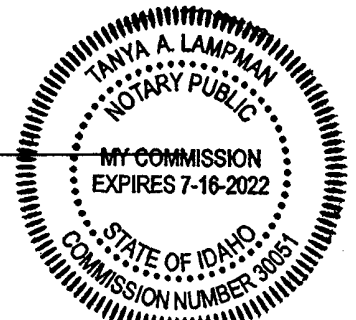
By: 
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 2nd day of September 9/2/2021, before me, Tanya Lampman, 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.


Notary Public for Idaho



Residing at Middleton, ed
My commission expires 7/16/2022

EXHIBIT A
(Plat of Southridge Subdivision No. 4)

PK 121 12/15/14

Final Plat for Southridge Subdivision Phase 4

Certificate of Owners

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2014.

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

Certificate of Survey

I, _____, a registered professional land surveyor, have surveyed the above described land and have found that the same is in accordance with the plat of _____, recorded in _____, and that the same is in accordance with the plat of _____, recorded in _____.

Given under my hand and seal of office this _____ day of _____, 2014.

My commission expires _____.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.

WITNESS my hand and seal of office this _____ day of _____, 2014.

Notary Public for the State of _____

My commission expires _____.



PK 121/124
SHEET 1 OF 4

Final Plat for Southridge Subdivision Phase 4

Approval of Central District Health

I, the undersigned, HEALTH CARE DISTRICT, do hereby certify that I have read the plat and the accompanying declaration and find that the same comply with the provisions of the Health Care District Act, Chapter 156, Oregon Revised Statutes, and the rules and regulations of the Health Care District Board of Health, and I hereby approve the plat and the accompanying declaration.



Signature of Central District Health Representative
CLATSOP COUNTY, OREGON

Approval of Ada County Highway District

I, the undersigned, ADA COUNTY HIGHWAY DISTRICT, do hereby certify that I have read the plat and the accompanying declaration and find that the same comply with the provisions of the Highway District Act, Chapter 156, Oregon Revised Statutes, and the rules and regulations of the Highway District Board of Highway Commissioners, and I hereby approve the plat and the accompanying declaration.



Signature of Ada County Highway District Representative
CLATSOP COUNTY, OREGON

Approval of City Engineer

I, the undersigned, CITY ENGINEER, do hereby certify that I have read the plat and the accompanying declaration and find that the same comply with the provisions of the City Engineer Act, Chapter 156, Oregon Revised Statutes, and the rules and regulations of the City Engineer Board of Engineers, and I hereby approve the plat and the accompanying declaration.

Signature of City Engineer
CLATSOP COUNTY, OREGON

Approval of City Council

I, the undersigned, CITY COUNCIL, do hereby certify that I have read the plat and the accompanying declaration and find that the same comply with the provisions of the City Council Act, Chapter 156, Oregon Revised Statutes, and the rules and regulations of the City Council Board of Councilors, and I hereby approve the plat and the accompanying declaration.



Signature of City Council Representative
CLATSOP COUNTY, OREGON

Certificate of County Surveyor

I, the undersigned, CLATSOP COUNTY SURVEYOR, do hereby certify that I have read the plat and the accompanying declaration and find that the same comply with the provisions of the County Surveyor Act, Chapter 156, Oregon Revised Statutes, and the rules and regulations of the County Surveyor Board of Surveyors, and I hereby approve the plat and the accompanying declaration.



Signature of County Surveyor
CLATSOP COUNTY, OREGON

Certificate of the County Treasurer

I, the undersigned, CLATSOP COUNTY TREASURER, do hereby certify that I have read the plat and the accompanying declaration and find that the same comply with the provisions of the County Treasurer Act, Chapter 156, Oregon Revised Statutes, and the rules and regulations of the County Treasurer Board of Treasurers, and I hereby approve the plat and the accompanying declaration.



Signature of County Treasurer
CLATSOP COUNTY, OREGON

County Recorder's Certificate

I, the undersigned, CLATSOP COUNTY RECORDER, do hereby certify that I have read the plat and the accompanying declaration and find that the same comply with the provisions of the County Recorder Act, Chapter 156, Oregon Revised Statutes, and the rules and regulations of the County Recorder Board of Recorders, and I hereby approve the plat and the accompanying declaration.



Signature of County Recorder
CLATSOP COUNTY, OREGON