

- NOTES**
1. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. SETBACKS SHALL BE MEASURED FROM THE BACK OF THE SIDEWALK OR PROPERTY LINE WHERE THERE IS NO ADJACENT SIDEWALK.
 2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN OR AS ALLOWED BY CONDITIONAL USE PERMIT CUP-05-046, WHICH ALLOWS FOR REDUCED SETBACKS, LOT SIZES, AND LOT FRONTAGE.
 3. DIRECT LOT ACCESS TO S. LOCUST GROVE ROAD IS PROHIBITED.
 4. LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; LOT 6, BLOCK 4; LOT 5, BLOCK 5; LOTS 1 AND 17, BLOCK 6; LOTS 1 AND 14, BLOCK 7 AND LOT 1, BLOCK 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE REFLECTION RIDGE HOMEOWNERS ASSOCIATION.
 5. ANY RE-SUBDIVISION OF THIS PLAT OR PORTIONS THEREOF SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 6. 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 AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 7. PORTIONS OF LOT 1, BLOCK 2 AND LOT 6, BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 8. UNLESS OTHERWISE DIMENSIONED, ALL LOTS WITHIN THE SUBDIVISION HAVE A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT AS FOLLOWS: TEN FEET WIDE ALONG THE SUBDIVISION BOUNDARY EXCEPT AS STATED BELOW AND STREET RIGHTS-OF-WAY; TEN FEET WIDE, CENTERED ON THE INTERIOR LOT LINES. LOT 1 BLOCK 1 AND ALL OF BLOCK 7 & 8 HAVE A FIVE FOOT WIDE PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT ALONG THE SUBDIVISION BOUNDARY.
 9. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ANY IRRIGATION/DRAINAGE PIPE OR DITCH THAT CROSSES THEIR LOT UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
 10. THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
 11. THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT IS OWNED AND MAINTAINED BY THE NAMPA AND MERIDIAN IRRIGATION DISTRICT. OWNERSHIP WAS TRANSFERRED TO THE NAMPA MERIDIAN IRRIGATION DISTRICT VIA THE AMENDED BILL OF SALE INSTRUMENT No.113111746 RECORDED 10-3-13. REFER TO THE IRRIGATION CERTIFICATE ON SHEET 6.
 12. ALL DIRECT ACCESS TO LOTS 2 THROUGH 5 BLOCK 3 AND LOTS 1 THROUGH 5 AND 7 THROUGH 11 BLOCK 4 AND LOTS 1 THROUGH 4 BLOCK 5 SHALL BE PROVIDED ACROSS THE PUBLIC ALLEYS ADJACENT TO SAID LOTS.
 13. FENCING ON THE REAR PROPERTY LINES OF LOTS 2 THROUGH 4 BLOCK 2 AND LOTS 1 THROUGH 5 AND 7 THROUGH 11 BLOCK 4 ABUTTING THE COMMON AREAS SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED FENCING STANDARDS OF THE CITY OF MERIDIAN. FENCING FOR LOTS 2 THROUGH 16, BLOCK 6 AND LOTS 2 THROUGH 13, BLOCK 7 SHALL BE RESTRICTED TO THAT AREA NORTH OF THE RETAINING WALL.
 14. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBERS 106108230 AND 112007170 OF THE ADA COUNTY RECORDS.
 15. TEMPORARY EASEMENT INSTRUMENT NUMBER 107033599 CONTAINS THE FOLLOWING LANGUAGE: "IT IS EXPRESSLY UNDERSTOOD AND AGREED, BY AND BETWEEN THE PARTIES HERETO, THAT THE TEMPORARY EASEMENT WILL BE RELEASED BACK TO THE GRANTOR AT SUCH TIME THE BLACK CAT TRUNK CONNECTS TO THE GLACIER SPRINGS DIVERSION MANHOLE, AND IS ACCEPTING INFLUENT." THE CONNECTION DESCRIBED HAS BEEN MADE. RELEASED IN ACCORDANCE WITH INSTRUMENT NUMBER 113117977.

BASIS OF BEARING

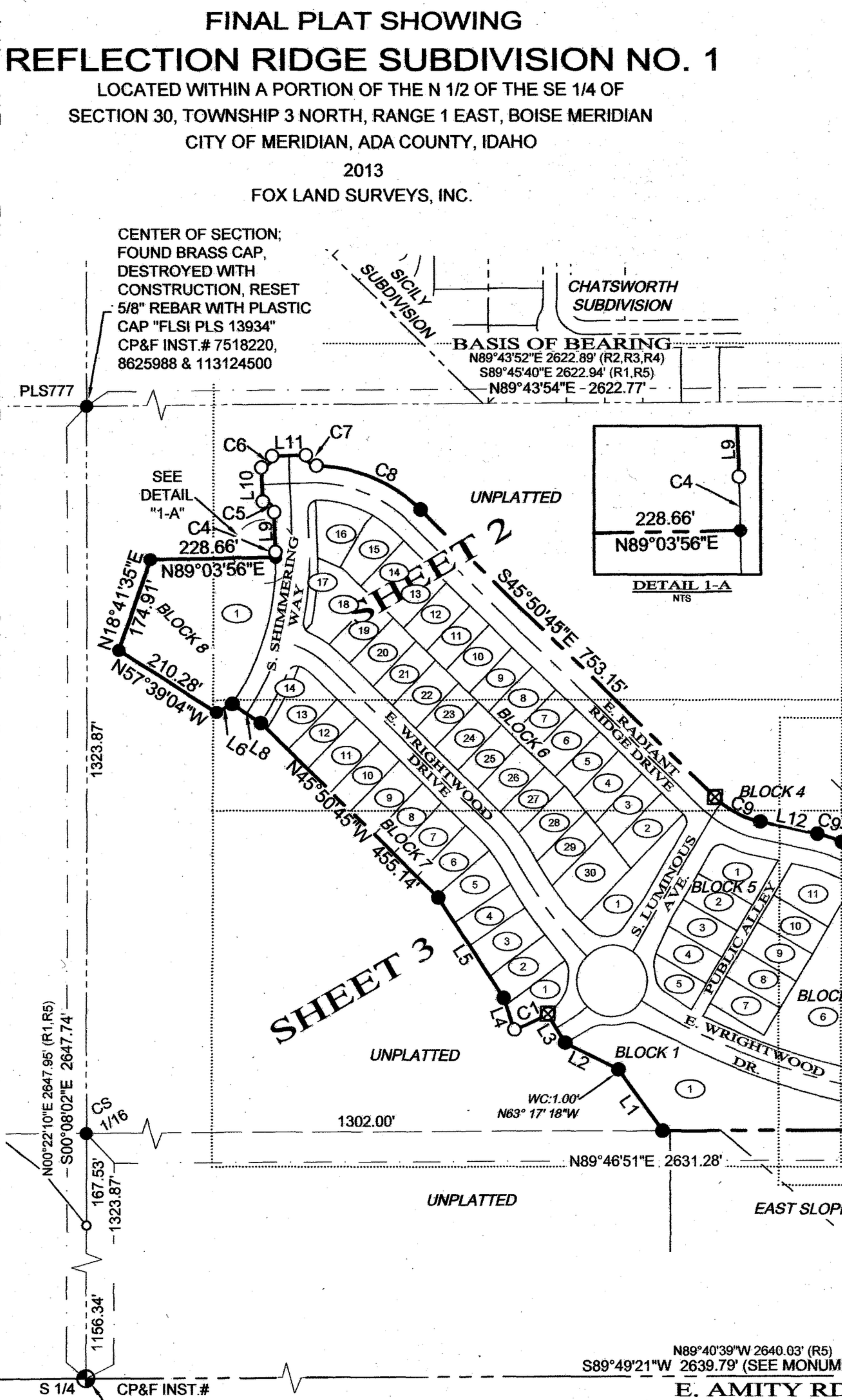
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYTEM, NAD83 DATUM, WEST ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. THE BEARING FROM THE SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934" MARKING THE CENTER OF SECTION 30 TO THE FOUND 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "PLS 7729" MARKING THE EAST 1/4 CORNER THEREOF IS NORTH 89°43'54"E EAST, AT A GROUND DISTANCE OF 2,622.77 FEET.

RECORD DATA

- (S1) RECORD DATA PER "EAST SLOPE SUBDIVISION" BOOK 54, PAGE 4939
(S2) RECORD DATA PER THE PLAT OF "SICILY SUBDIVISION" BOOK 98, PAGE 12430
(S3) RECORD DATA PER THE PLAT OF "CHATSWORTH SUBDIVISION" BOOK 93, PAGE 11269
(R1) RECORD DATA PER RECORD OF SURVEY INST.# 8002412
(R2) RECORD DATA PER RECORD OF SURVEY INST.# 8940731
(R3) RECORD DATA PER RECORD OF SURVEY INST.# 95020080
(R4) RECORD DATA PER RECORD OF SURVEY INST.# 99048984
(R5) RECORD DATA PER RECORD OF SURVEY INST.# 8626000
(R6) RECORD DATA PER RECORD OF SURVEY INST.# 103096855
(R7) RECORD DATA PER RECORD OF SURVEY INST.# 108008688

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	66.16'	369.00	10°16'22"	33.17'	S64°01'22"W	66.07'
C2 & C3	NOT USED					
C4	9.73'	469.00	1°11'18"	4.86'	N01°32'47"W	9.73'
C5	31.42'	20.00	90°00'00"	20.00'	N47°08'25"W	28.28'
C6	31.42'	20.00	90°00'00"	20.00'	N42°51'35"E	28.28'
C7	30.32'	20.00	86°50'48"	18.93'	S45°33'49"E	27.50'
C8	211.58'	281.00	43°08'28"	111.09'	S67°24'59"E	206.62'
C9	94.84'	169.00	32°09'15"	48.71'	S61°55'23"E	93.60'
C9-b	47.76'	225.00	12°09'44"	23.97'	S71°55'08"E	47.67'
C10	282.05'	300.00	53°52'04"	152.42'	N87°13'42"E	271.78'

LINE TABLE		
LINE	LENGTH	BEARING
L1	137.81	N35°53'31"W
L2	108.63'	N63°17'18"W
L3	62.00	N31°06'49"W
L4	61.29	N20°04'05"W
L5	220.00	N33°40'58"W
L6	32.10	S63°13'40"W
L7	NOT USED	
L8	62.00	N56°22'49"W
L9	72.48	N02°08'25"W
L10	62.00	N02°08'25"W
L11	62.00	N88°16'51"E
L12	105.37	S78°00'00"E
L13	201.31	N60°17'40"E



- LEGEND**
- BOUNDARY LINE
 - CENTER LINE
 - LOT LINE
 - RECORD BOUNDARY LINE
 - SECTION LINE
 - 1/4 SECTION LINE
 - 1/16 SECTION LINE
 - TIE LINE
 - FOUND BRASS CAP
 - FOUND 5/8" REBAR WITH CAP STAMPED "FLSI PLS 7612" EXCEPT AS NOTED
 - FOUND 1/2" REBAR WITH CAP STAMPED "JRW LS780"
 - SET 5/8" REBAR WITH CAP STAMPED "FLSI PLS 7612"
 - CALCULATED POINT, NOTHING FOUND, NOTHING SET
 - SET 1" COPPER CAP WITH MAGNETIC INSERT "FLSI PLS 7612"

MONUMENT NOTES

1. A PORTION OF THE PROPERTY SURVEYED AND PLATTED HEREON WAS PREVIOUSLY SURVEYED BY FOX LAND SURVEYS, INC. AS SHOWN ON RECORD OF SURVEY 8201. A MAJORITY OF THE MONUMENTS SET DURING THE COURSE OF THAT SURVEY WERE FOUND TO BE DISTURBED OR REMOVED. ALL INTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN RESET.
2. THE COMMON BOUNDARY OF SECTIONS 30 AND 31 IS SHOWN FOR REFERENCE ONLY. THE LINE DID NOT CONTROL THE BOUNDARY OF THE PROPERTY SURVEYED AND PLATTED HEREON. NO SEARCH WAS MADE FOR CONTROLLING INTERMEDIATE MONUMENTS.

CERTIFICATE NOTE

CERTIFICATION AND CERTIFY AS USED HEREIN MEAN TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

PREPARED BY
FOX LAND SURVEYS, INC.
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MONUMENTATION CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THE PLAT.

