

BK 106 PG 14604

FINAL PLAT
ASHBURY SUBDIVISION NO. 1
LOCATED IN THE SE 1/4 OF SECTION 24, T.4N., R.1W., B.M.,
EAGLE, ADA COUNTY, IDAHO
2013

AMENDED WINWARD RIVER HEIGHTS

S89°34'50"E 2658.84'

S89°34'50"E 1194.81'

S.24

FOUND ALUMINUM CAP
CP&F INSTR. NO. 113130944

POINT OF BEGINNING

1464.03'

C1/4

CURVE TABLE					
SEGMENT	LENGTH	RADIUS	DELTA	CH BRG	CH LEN
C1	11.72'	28.00'	23°58'45"	N77°34'09"W	11.63'
C2	98.35'	117.50'	47°57'30"	N89°33'32"W	95.51'
C3	11.72'	28.00'	23°58'45"	S78°27'05"W	11.63'
C4	28.27'	18.00'	90°00'00"	N44°33'32"W	25.46'
C5	219.38'	670.00'	18°45'37"	N80°12'06"W	218.40'

LINE TABLE		
SEGMENT	BEARING	DIST.
L1	N89°33'32"W	1.46'
L2	N89°33'32"W	92.20'
L3	N00°26'28"E	15.00'
L4	N89°33'32"W	74.00'
L5	N00°26'28"E	180.00'
L6	S89°33'32"E	3.93'
L7	N89°34'55"W	50.00'
L8	N89°34'55"W	15.03'
L9	N00°25'05"E	20.00'
L10	S19°10'43"W	20.00'
L11	N70°49'17"W	40.80'

NOTES:

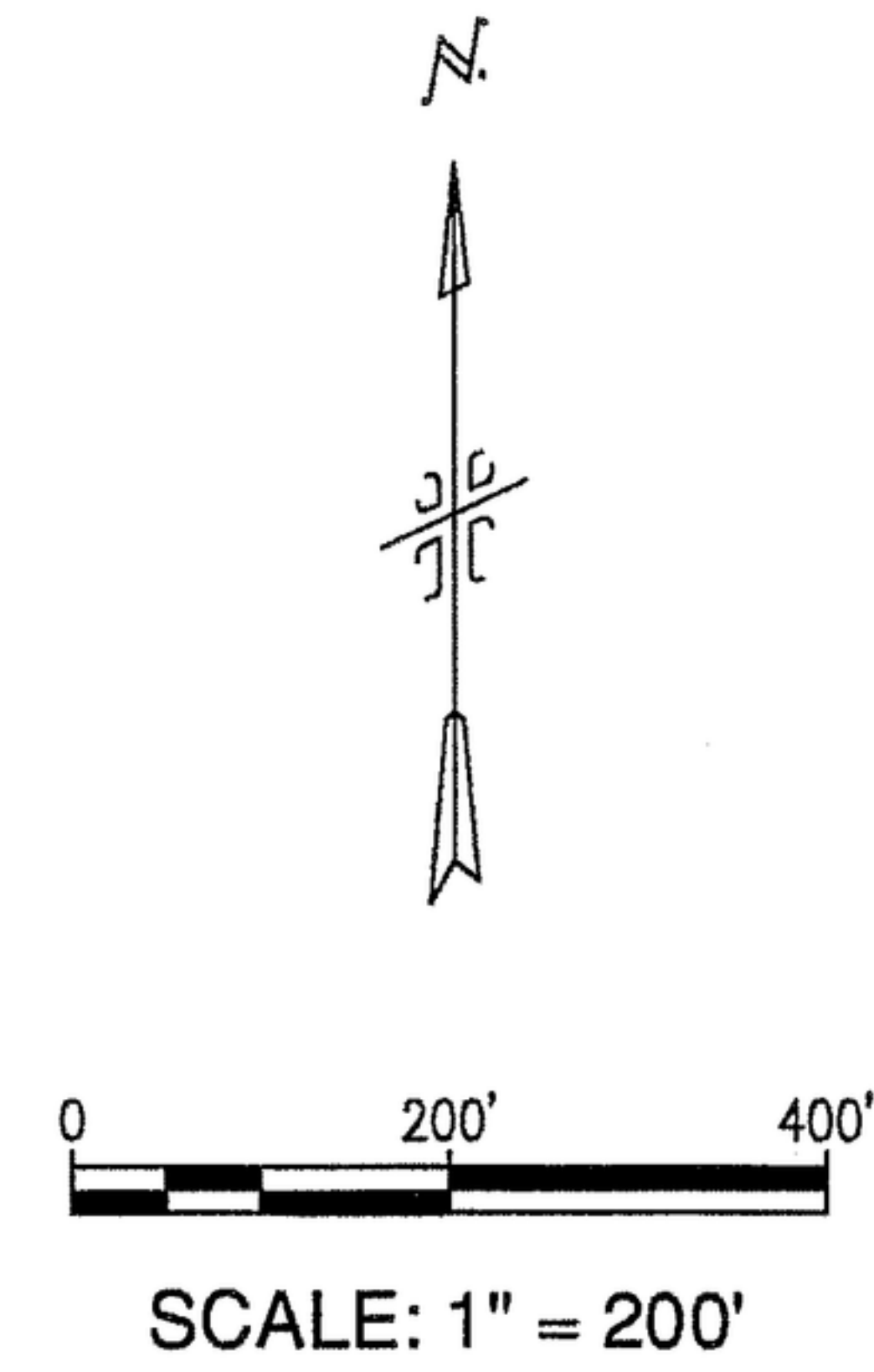
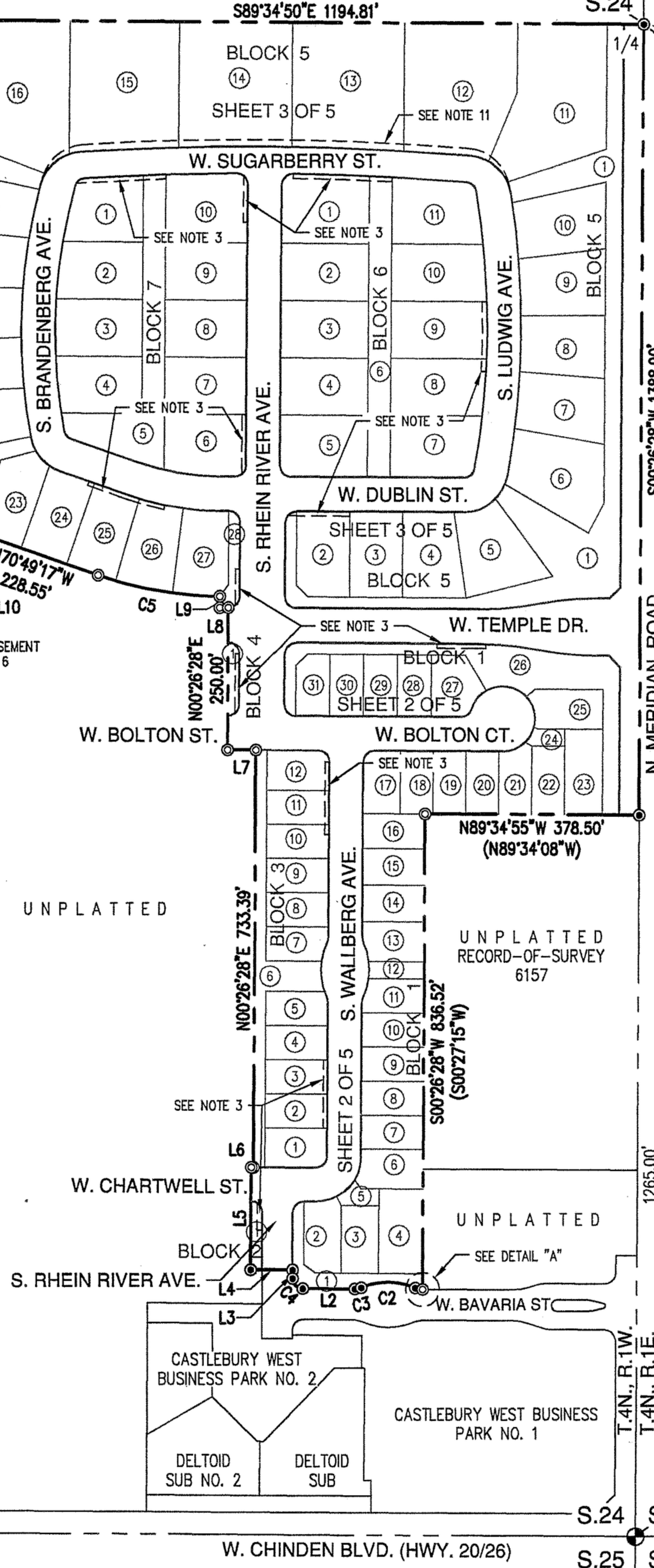
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE ARE HEREBY DESIGNATED AS HAVING A TWELVE (12) FOOT WIDE PUBLIC UTILITIES AND FACILITIES EASEMENT, UNLESS DIMENSIONED OTHERWISE. THIS EASEMENT SHALL BE FOR THE FOLLOWING PURPOSES: UTILITIES, AND EAGLE CITY STREET LIGHTS. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
- ALL REAR LOT LINES ARE HEREBY DESIGNATED AS HAVING A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. EACH SIDE OF THE INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- THE FOLLOWING LOTS; LOT 26, BLOCK 1; LOT 1, BLOCK 2; LOTS 2, 3, 10, 11 AND 12, BLOCK 3; LOT 1, BLOCK 4; LOTS 1, 2, 24, 25, 26 AND 28, BLOCK 5; LOTS 1, 6, 8 AND 9, BLOCK 6; AND LOTS 1, 5, 6 AND 10, BLOCK 7; OR A PORTION OF SAID LOTS AND BLOCKS 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.
- LOTS 1, 12 AND 26 BLOCK 1; LOT 1, BLOCK 2; LOT 6, BLOCK 3; LOT 1, BLOCK 4; LOTS 1, 17 AND 28, BLOCK 5; LOT 6, BLOCK 6; AND LOT 5, BLOCK 7; ARE DESIGNATED AS COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE ASHBURY OWNERS ASSOCIATION INC., OR ASSIGNS.
- LOTS 5 & 24, BLOCK 1 ARE DESIGNATED AS COMMON DRIVEWAYS TO PROVIDE ACCESS TO LOTS 3 & 4, BLOCK 1 AND LOTS 22 & 23, BLOCK 1, RESPECTIVELY. SAID LOTS 5 & 24 ARE TO BE OWNED BY THE ASHBURY OWNERS ASSOCIATION INC., OR ASSIGNS AND THE OWNERS OF THE LOTS WHICH WILL BENEFIT FROM USE OF THE COMMON DRIVEWAY SHALL MAINTAIN, REPAIR AND/OR REPLACE AT THEIR OWN COST AND EXPENSE SAID DRIVEWAY. LOTS 5 AND 24, BLOCK 1 ARE ALSO ENCUMBERED BY A BLANKET PUBLIC UTILITIES AND EAGLE SEWER DISTRICT EASEMENT.
- LOT 17, BLOCK 5 IS SERVIENT TO AND ENCUMBERED BY AN EASEMENT FOR THE BENEFIT OF EAGLE SEWER DISTRICT, FOR THE CONSTRUCTION OF THE SEWER LIFT STATION BUILDING AND MAINTENANCE OF SAID BUILDING AND ALL NECESSARY EQUIPMENT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE ASHBURY OWNERS ASSOCIATION INC., OR ASSIGNS.
- IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM ZINGER LATERAL USERS ASSOCIATION FOR SAID IRRIGATION WATER.
- THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS RECORDED AS INSTRUMENT NO. 113121207, OFFICIAL RECORDS OF ADA COUNTY, IDAHO. LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE ASHBURY OWNERS ASSOCIATION INC., OR ASSIGNS.
- EXISTING ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT RECORDED AS INSTRUMENT NO. 113121213, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT ACCESS TO N. MERIDIAN ROAD, W. BAVARIA ST. AND W. TEMPLE DR. IS PROHIBITED. PARKING IS PROHIBITED ON W. TEMPLE DR.
- FOR ADDITIONAL BOUNDARY INFORMATION, SEE RECORD-OF-SURVEY NO.'S 6455 AND 7892 OF ADA COUNTY, IDAHO RECORDS.

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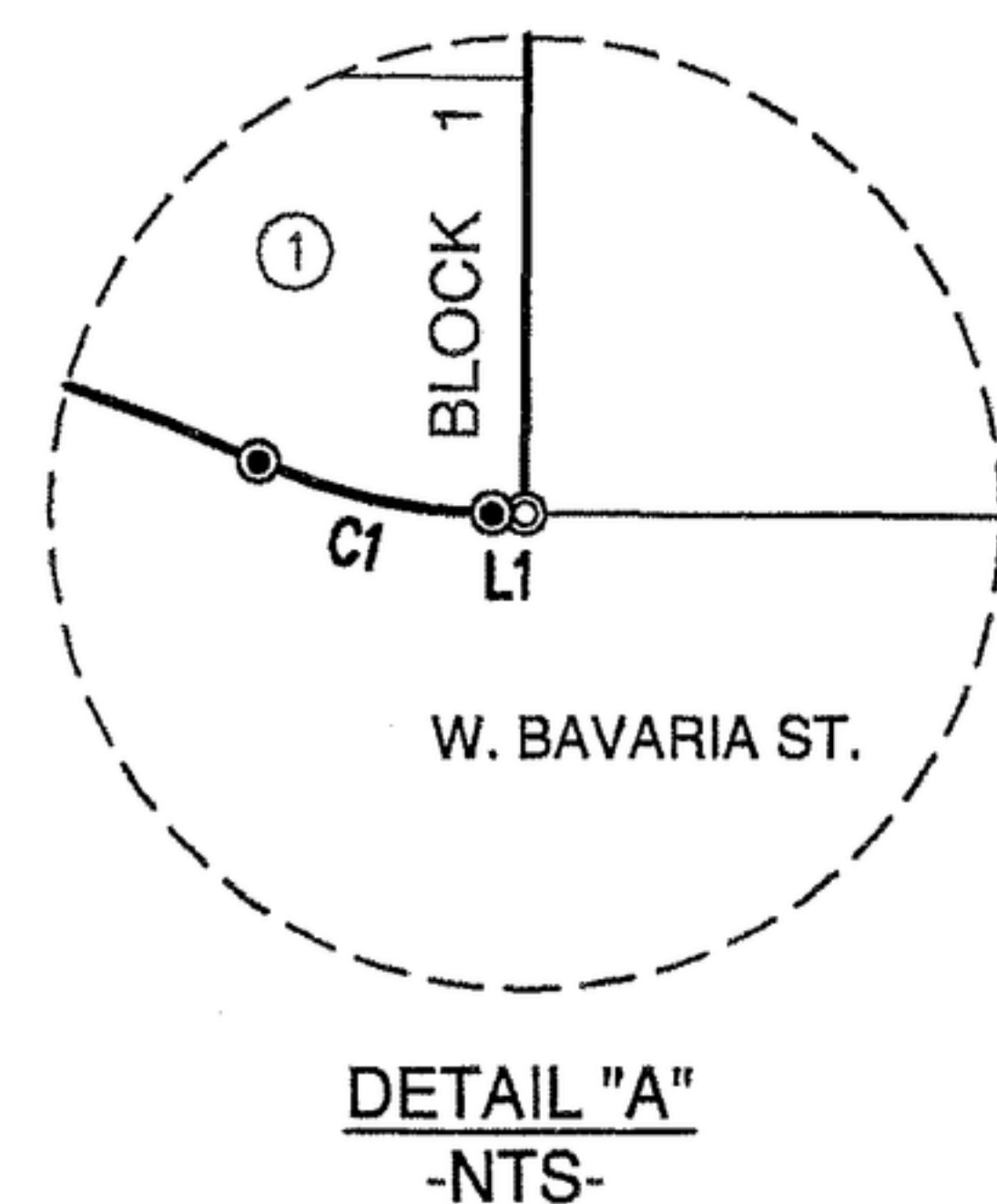
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RECORD-OF-SURVEY
6157

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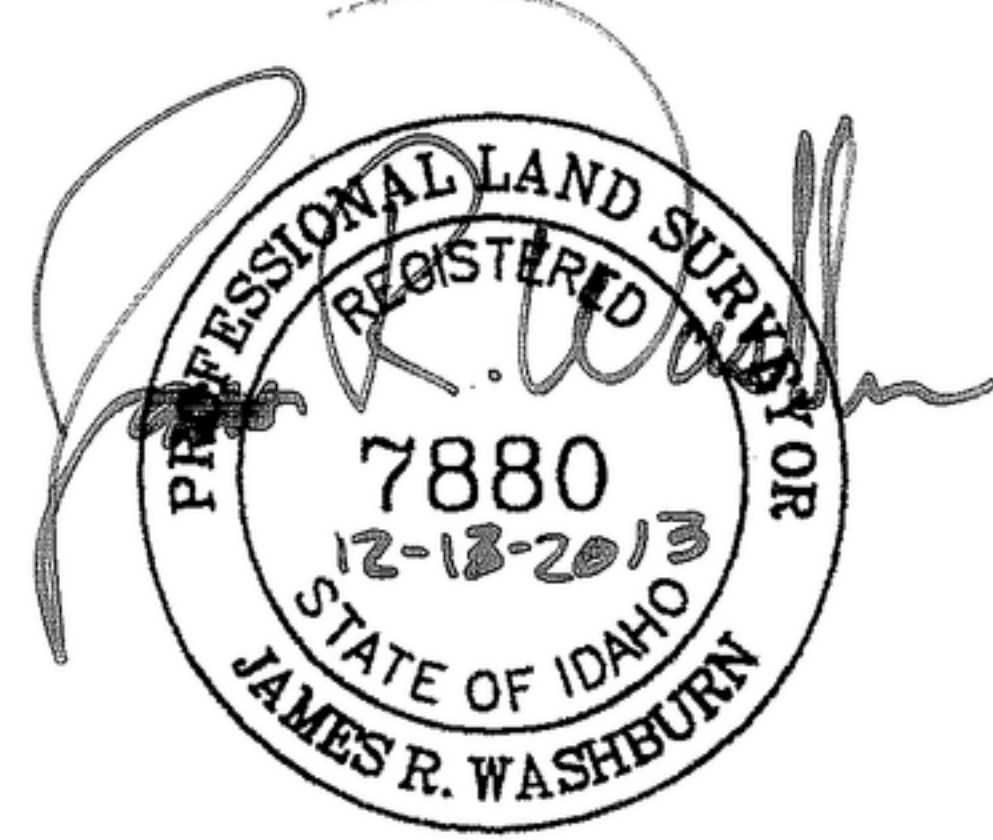


LEGEND

- FOUND BRASS OR ALUMINUM CAP MONUMENT
- SET 5/8"x 24" REBAR WITH PLASTIC CAP, PLS 7880
- SET 1/2"x 24" REBAR WITH PLASTIC CAP, PLS 7880
- SET 1-1/4" BRASS CAP, PLS 7880
- FOUND 5/8" REBAR, PLS 7880
- LOT NUMBER
- BLOCK NUMBER
- RECORD DATA
- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE



DETAIL "A"
-NTS-



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