

ASHBURY SUBDIVISION NO. 1

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 SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE QUARTER SECTION CORNER COMMON TO SECTION 24 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTION 19 OF TOWNSHIP 4 NORTH, RANGE 1 EAST, B.M., (FROM WHICH POINT THE SECTION CORNER COMMON TO SECTIONS 24 AND 25 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTIONS 19 AND 30 OF SAID TOWNSHIP 4 NORTH, RANGE 1 EAST BEARS SOUTH 00°26'28" WEST, 2,653.90 FEET DISTANT), SAID ONE QUARTER SECTION CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°26'28" WEST A DISTANCE OF 1388.90 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24;

THENCE NORTH 89°34'55" WEST A DISTANCE OF 378.50 FEET ON THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND SHOWN ON RECORD-OF-SURVEY NUMBER 6157 OF ADA COUNTY RECORDS TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 00°26'28" WEST A DISTANCE OF 836.52 FEET ON THE WESTERLY BOUNDARY LINE OF SAID RECORD-OF-SURVEY PARCEL AND SAID LINE EXTENDED TO A POINT ON THE NORTHERLY BOUNDARY LINE OF CASTLEBURY WEST BUSINESS PARK SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 99 OF PLATS AT PAGE 12755 OF ADA COUNTY RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BAVARIA STREET;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID CASTLEBURY WEST BUSINESS PARK SUBDIVISION FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 89°33'32" WEST A DISTANCE OF 1.46 FEET TO A POINT OF CURVE;

THENCE 11.72 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 23°58'45", A CHORD BEARING OF NORTH 77°34'09" WEST, AND A CHORD DISTANCE OF 11.63 FEET TO A POINT OF REVERSE CURVE;

THENCE 98.35 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 47°57'30", A CHORD BEARING OF NORTH 89°33'32" WEST, AND A CHORD DISTANCE OF 95.51 FEET TO A POINT OF REVERSE CURVE;

THENCE 11.72 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 23°58'45", A CHORD BEARING OF SOUTH 78°27'05" WEST, AND A CHORD DISTANCE OF 11.63 FEET;

THENCE NORTH 89°33'32" WEST A DISTANCE OF 92.20 FEET TO A POINT OF CURVE;

THENCE 28.27 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°33'32" WEST, AND A CHORD DISTANCE OF 25.46 FEET;

THENCE NORTH 00°26'28" EAST A DISTANCE OF 15.00 FEET;

THENCE NORTH 89°33'32" WEST A DISTANCE OF 74.00 FEET ON SAID NORTHERLY BOUNDARY LINE AND SAID LINE EXTENDED;

THENCE LEAVING SAID NORTHERLY BOUNDARY LINE, NORTH 00°26'28" EAST A DISTANCE OF 180.00 FEET;

THENCE SOUTH 89°33'32" EAST A DISTANCE OF 3.93 FEET; THENCE NORTH 00°26'28" EAST A DISTANCE OF 733.39 FEET; THENCE NORTH 89°34'55" WEST A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°26'28" EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 89°34'55" WEST A DISTANCE OF 15.03 FEET;

THENCE NORTH 00°25'05" EAST A DISTANCE OF 20.00 FEET TO A POINT OF CURVE;

THENCE 219.38 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 18°45'37", A CHORD BEARING OF NORTH 80°12'06" WEST, AND A CHORD DISTANCE OF 218.40 FEET;

THENCE NORTH 70°49'17" WEST A DISTANCE OF 228.55 FEET; THENCE SOUTH 19°10'43" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 70°49'17" WEST A DISTANCE OF 40.80 FEET;

THENCE NORTH 66°05'05" WEST A DISTANCE OF 108.72 FEET; THENCE NORTH 18°44'21" EAST A DISTANCE OF 171.20 FEET; THENCE NORTH 00°26'28" EAST A DISTANCE OF 452.82 FEET;

THENCE NORTH 68°19'46" EAST A DISTANCE OF 77.38 FEET;

THENCE NORTH 00°26'28" EAST A DISTANCE OF 217.85 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF AMENDED WINWARD RIVER HEIGHTS (A SUBDIVISION), AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 68 OF PLATS AT PAGE 6988 OF ADA COUNTY RECORDS;

THENCE SOUTH 89°34'50" EAST A DISTANCE OF 1194.81 FEET ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24 AND THE SOUTHERLY BOUNDARY LINE OF AMENDED WINWARD RIVER HEIGHTS TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 40.37 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, EXCEPT WHERE NOTED FOR THE SEWER LIFT STATION BUILDING. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM UNITED WATER IDAHO, INC., AND UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

SMITH BRIGHTON INC.

BY: David W. Turnbull
DAVID W. TURNBULL, PRESIDENT

ACKNOWLEDGMENT

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

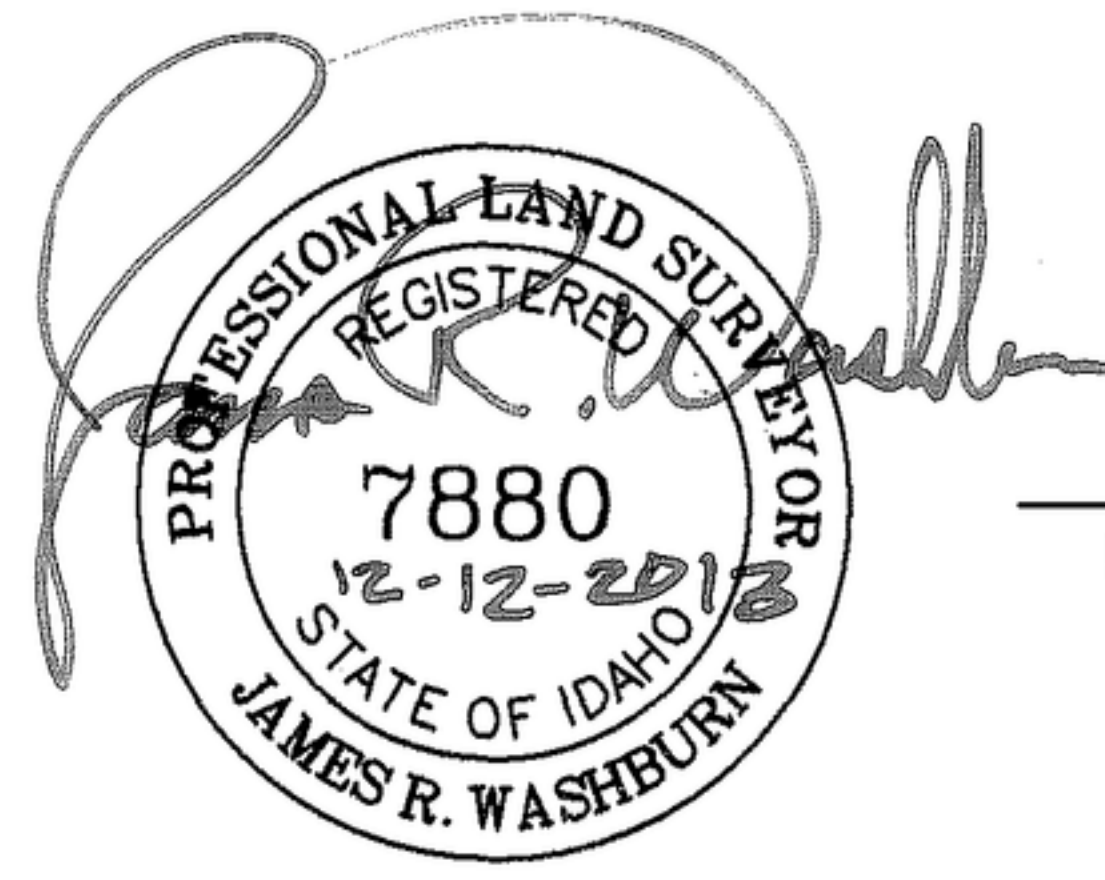
ON THIS 11th DAY OF December, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF SMITH BRIGHTON INC., AN IDAHO CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF 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.

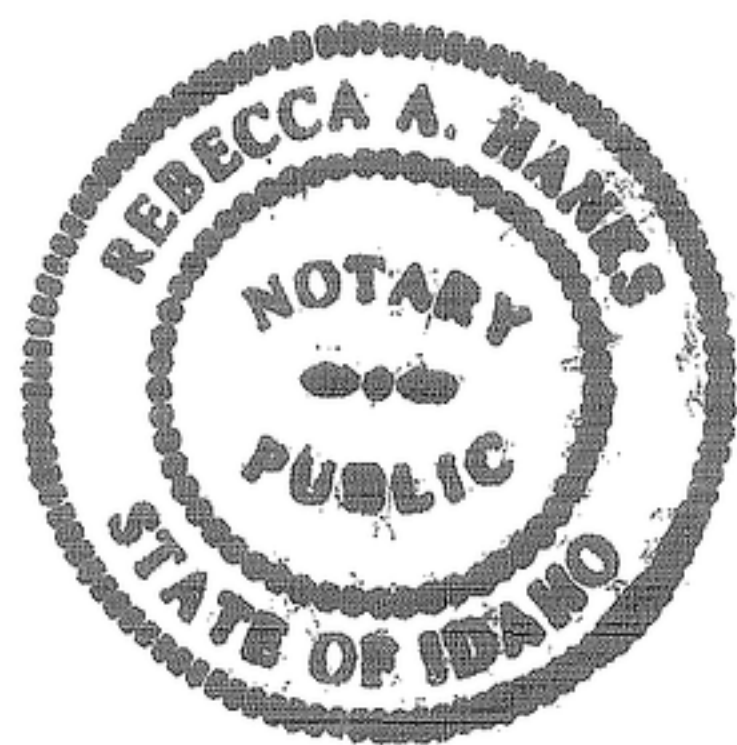
CERTIFICATE OF SURVEYOR

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.

JAMES R. WASHBURN



IDAHO NO., 7880



10.6.2017
MY COMMISSION EXPIRES

Rebecca A. Hanes
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO