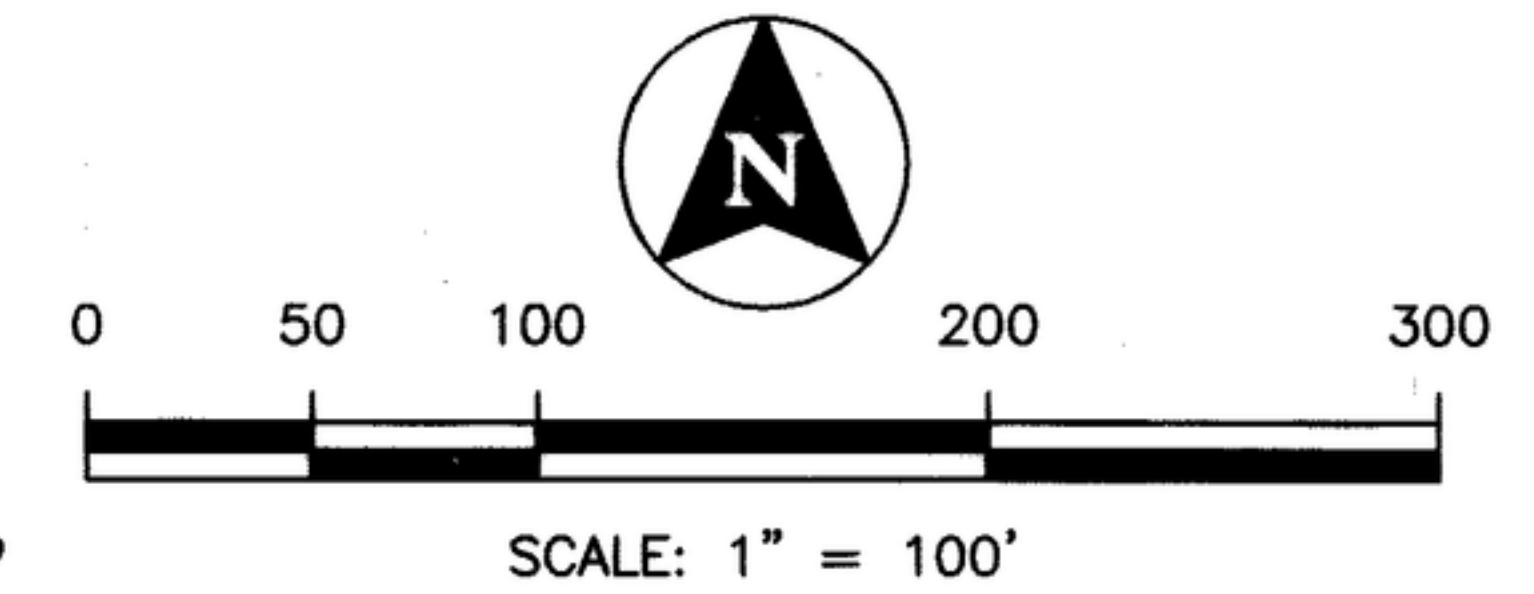


BAL 106 PG 14711

FINAL PLAT FOR REFLECTION RIDGE SUBDIVISION NO. 2

A PORTION OF THE N 1/2 OF THE SE 1/4 OF SECTION 30
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2014

BASIS OF BEARING
N89°43'54"E 2622.77'



1/4 COR
CP&F INST. # 8005452,
94002909, 104004547,
113086839 & 114003637

LEGEND

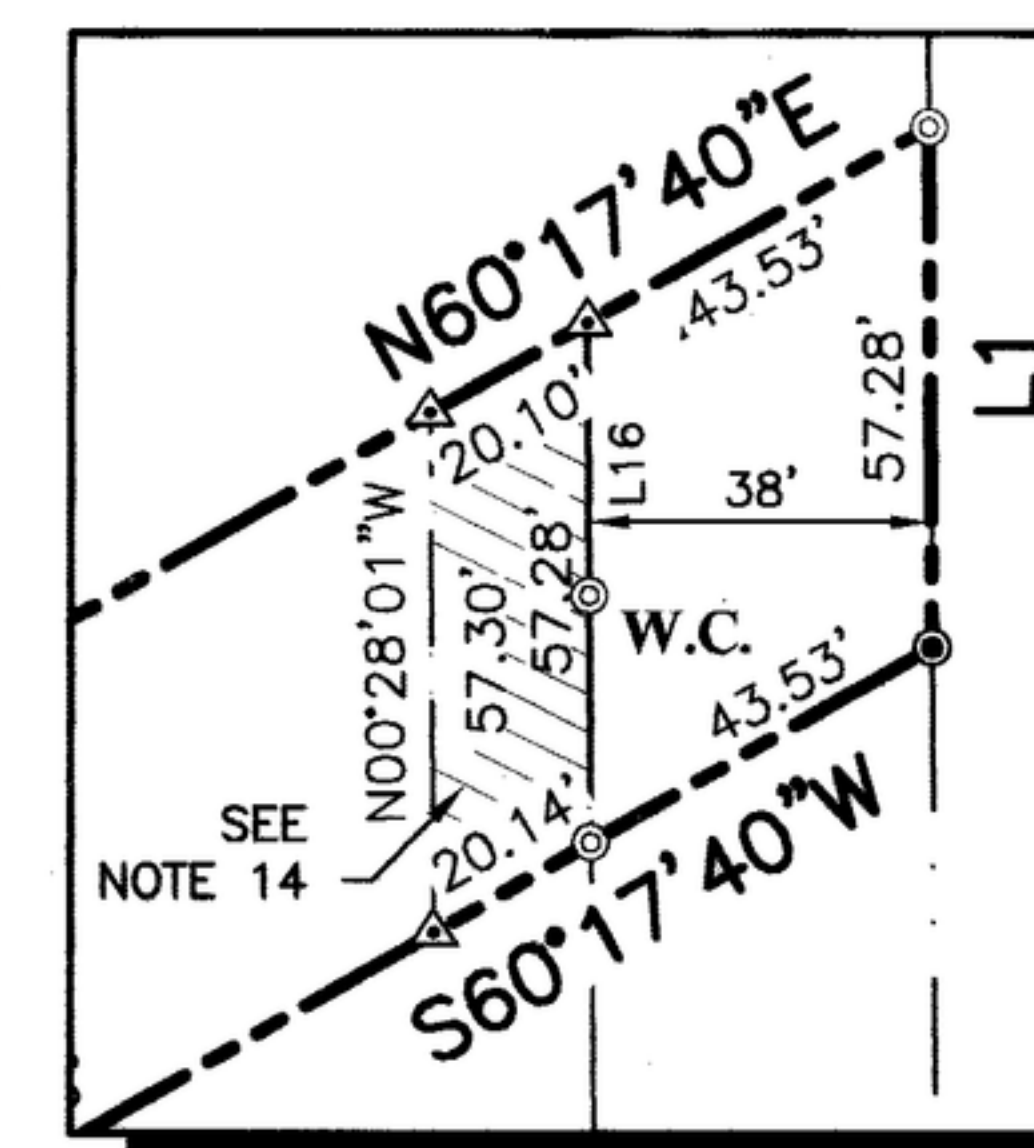
- SECTION OR 1/4 SECTION LINE
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- 14' RECREATIONAL PATHWAY EASEMENT LINE
- LOT LINE
- ROAD RIGHT-OF-WAY
- EXISTING LOT LINE OR SUBDIVISION BOUNDARY LINE
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON ROD WITH PLASTIC CAP P.L.S. 7612, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH PLASTIC CAP, P.L.S. 8960
- SET 1/2" IRON ROD WITH PLASTIC CAP, P.L.S. 8960
- CALCULATED POINT, NOTHING SET OR FOUND
- SET BERNSTEIN "BP SERIES 1-1/4" COPPER MONUMENT IN CONCRETE WITH MAGNET
- FOUND 1" COPPER CAP, P.L.S. 7729
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- 10 EXISTING LOT NUMBER
- 5 EXISTING BLOCK

LINE TABLE		
#	LENGTH	DIRECTION
L1	57.28'	S00°30'07"E
L2	105.37'	N78°00'00"W
L3	8.95'	N45°58'25"W
L4	71.60'	N89°43'54"E
L5	16.00'	N15°47'00"E
L6	45.00'	N44°09'15"E
L7	15.48'	N45°50'45"W
L8	50.59'	N24°09'44"E
L9	59.31'	N24°09'44"E
L10	52.08'	N24°09'44"E
L11	8.72'	N24°09'44"E
L12	36.00'	S29°42'20"E
L13	36.00'	S24°09'44"W
L14	36.00'	S24°09'44"W
L15	36.00'	S44°01'31"W
L16	30.00'	S00°28'01"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	282.05'	300.00'	53°52'04"	271.78'	S87°13'42"W
C2	47.76'	225.00'	12°09'44"	47.67'	N71°55'08"W
C3	94.84'	169.00'	32°09'15"	93.60'	N61°55'23"W
C4	151.79'	281.00'	30°57'00"	149.95'	N61°19'14"W
C5	260.02'	750.00'	19°51'51"	258.72'	S55°54'21"E
C6	235.04'	250.00'	53°52'04"	226.48'	N87°13'42"E
C7	65.10'	281.00'	13°16'23"	64.95'	N52°28'56"W
C8	86.69'	281.00'	17°40'37"	86.35'	N67°57'25"W
C9	8.51'	800.00'	0°36'33"	8.51'	S46°16'43"E
C10	150.64'	800.00'	10°47'20"	150.42'	S51°58'40"E
C11	159.15'	800.00'	11°23'53"	158.89'	S51°40'22"E
C12	55.83'	750.00'	4°15'53"	55.81'	S63°42'19"E
C13	62.44'	750.00'	4°46'12"	62.42'	S59°11'17"E
C14	141.76'	750.00'	10°49'46"	141.55'	S51°23'18"E
C15	92.51'	169.00'	31°21'46"	91.36'	N62°19'07"W
C16	2.33'	169.00'	0°47'28"	2.33'	N46°14'30"W

LOT SUMMARY

TOTAL LOTS	16
TOTAL BUILDABLE	12
TOTAL COMMON	4
TOTAL ACREAGE	5.41 AC



DETAIL D
SCALE: 1" = 50'

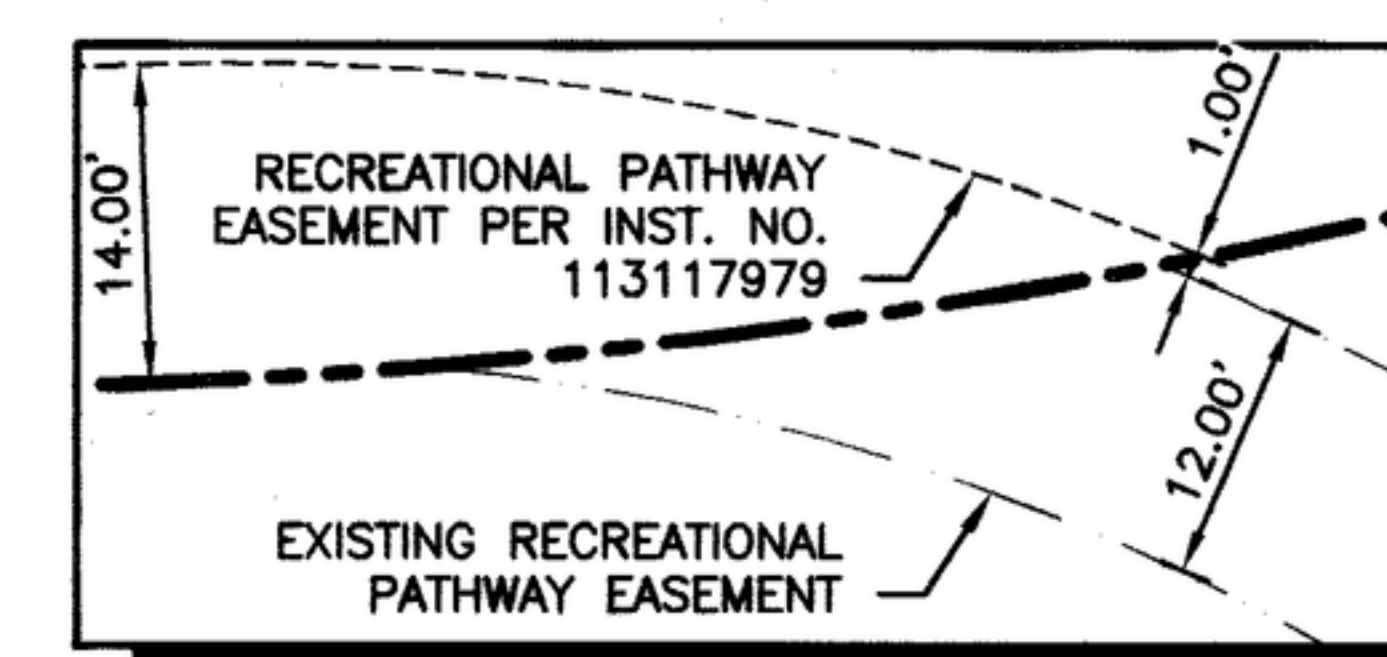
DETAIL B
SCALE: 1" = 20'

BASIS OF BEARING

THE NORTH BOUNDARY OF THE SE 1/4 OF SECTION 30, T.3N., R.1E., BOISE MERIDIAN. PER THE FINAL PLAT SHOWING REFLECTION RIDGE SUBDIVISION NO. 1, BOOK 106, PAGES 14,563 - 14,569.

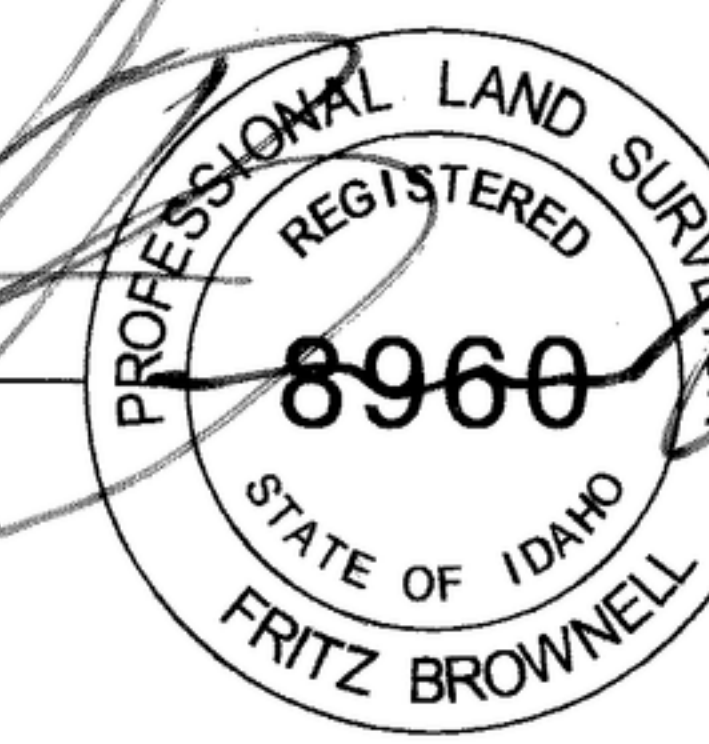
NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS 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 OR AS ALLOWED BY CONDITIONAL USE PERMIT CUP-05-046, WHICH ALLOWS FOR REDUCED SETBACKS, LOT SIZES AND LOT FRONTAGE. BUILDING SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR BACK OF SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
- DIRECT LOT ACCESS TO S. LOCUST GROVE ROAD IS PROHIBITED.
- LOTS 5, 6, 7 AND 8, BLOCK 2 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE REFLECTION RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
- ANY RESUBDIVISION OF THIS PLAT OR PORTIONS THEREOF SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22.4503 IDAHO CODE (THE RIGHT TO FARM ACT) WHICH STATES IN PART "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT. IN THE EVENT OF AN ALLEGED NUISANCE RESULTING FROM AGRICULTURAL OPERATIONS PURSUANT TO A FEDERAL OR STATE ENVIRONMENTAL PERMIT OR CAUSED BY A VIOLATION OF THE PERMIT(S), TERMS OR CONDITIONS, THE AFFECTED PARTY SHALL SEEK ENFORCEMENT OF THE TERMS OF THE PERMIT."
- 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, STREET, REAR PROPERTY LINE AND RIGHTS-OF-WAYS; TEN FEET WIDE, CENTERED ON THE INTERIOR LOT LINES, WITH THE EXCEPTION OF LOTS 5, 6, AND 7, BLOCK 2, WHICH CONTAIN NO SUCH EASEMENT.
- 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.
- THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
- 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, ON FILE IN INSTRUMENT NO. 113111746, AND IS SUBJECT TO THE LICENSE AGREEMENT ON FILE IN INSTRUMENT NO. 113019656, AND CONSTRUCTION CONTRACT ON FILE IN INSTRUMENT NO. 113111745 RECORDS OF ADA COUNTY.
- THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED ON FILE AS INSTRUMENT NUMBER 106108230 AND 112007170, RECORDS OF ADA COUNTY.
- LOTS 5, 6 AND 7, BLOCK 2 CONTAIN A FIFTY FOOT (50') WIDE IRRIGATION EASEMENT LYING SOUTH OF THE CENTERLINE OF THE RIDENBAUGH CANAL FOR MAINTENANCE AND OPERATION BY THE NAMPA AND MERIDIAN IRRIGATION DISTRICT. THE 14' RECREATIONAL PATHWAY EASEMENT, PER INSTRUMENT NUMBER 113117979 AND SHOWN HEREON IS SUBJECT TO ADDENDUM TO LICENSE AGREEMENT, INSTRUMENT NUMBER 113116215, RECORDS OF ADA COUNTY.
- LOT 6, BLOCK 2 IS A COMMON LOT OWNED AND MAINTAINED BY THE REFLECTION RIDGE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION UNDERSTANDS AND CONSENTS TO THE FUTURE CONVERSION OF THIS COMMON LOT TO A PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY THE CITY OF MERIDIAN FOR THE PURPOSE OF PEDESTRIAN OR VEHICULAR CONNECTION OF THIS DEVELOPMENT AND THAT PROPERTY ADJACENT TO THE NORTH.
- THIS DEVELOPMENT IS SUBJECT TO THE CITY OF MERIDIAN DEVELOPMENT SURETY AGREEMENT ON FILE AS INSTRUMENT NUMBER 113116324, RECORDS OF ADA COUNTY.
- LOT 5, BLOCK 2 IS SUBJECT TO AN EXISTING WATER MAIN EASEMENT, IN FAVOR OF THE CITY OF MERIDIAN, PER INSTRUMENT NO. 114002257, RECORDS OF ADA COUNTY.



DETAIL C
SCALE: 1" = 20'

FRITZ BROWNELL P.L.S.



IDAHO NO. 8960

CP&F INST. # 882854, 8625989,
94002911, 100010072, 106148171,
113086840 & 114003640

E. AMITY ROAD 31 32 P.O.C.

INDEX #311-30-2-0-0-00-00
FILE NAME: 130074-V-FP.dwg

T-O ENGINEERS

332 N. BROADMORE WAY STE. 101
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 FAX: (208) 466-0944

SHEET NO. 1 OF 3