

BK 107 P 14873

# Final Plat







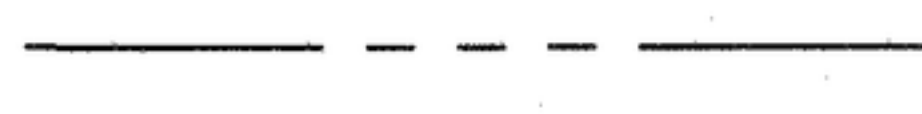






## Ashbury Subdivision No. 2

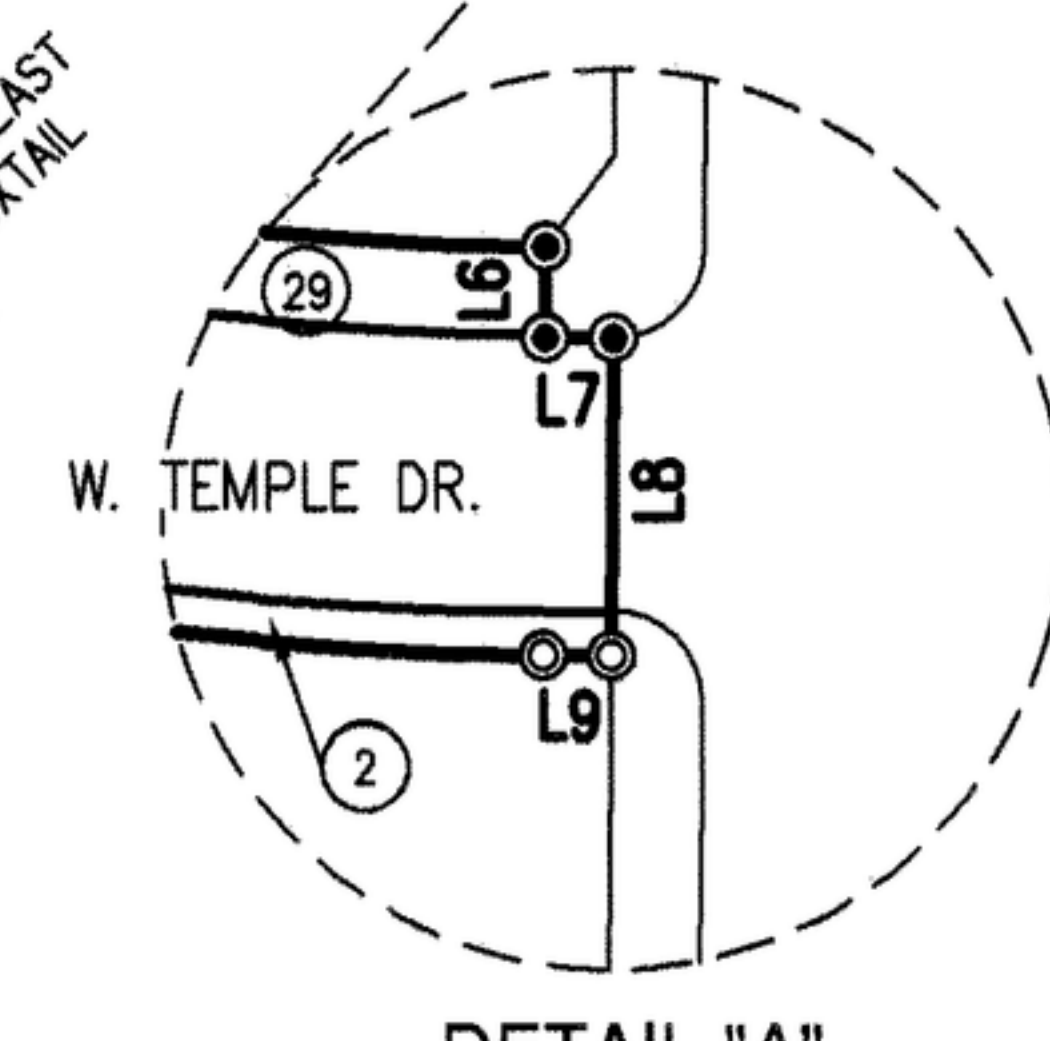
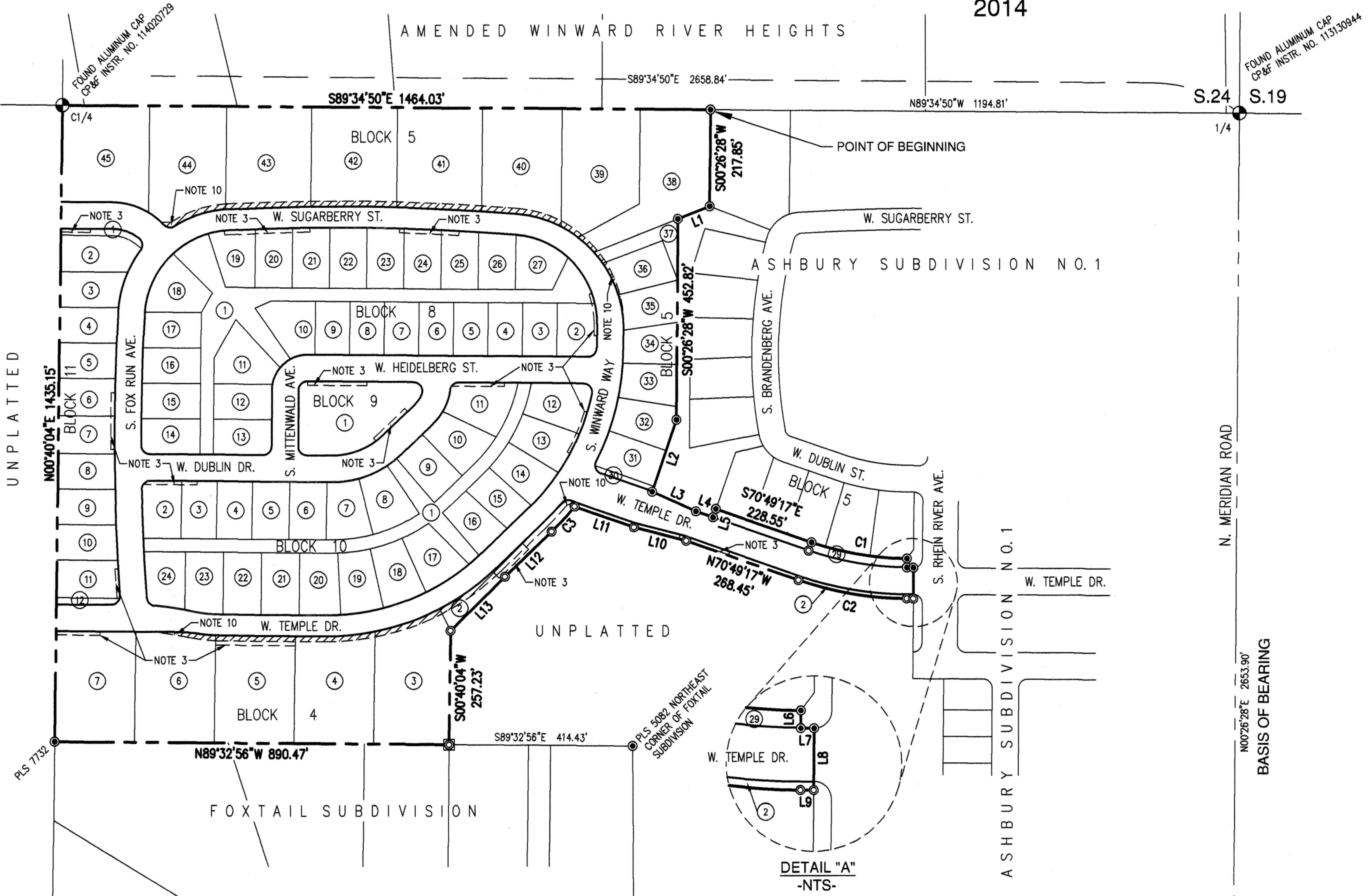
Located in the SE 1/4 of Section 24, T.4N., R.1W., B.M.,  
Eagle, Ada County, Idaho  
2014

**Notes**

1. 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.
2. 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.
3. THE FOLLOWING LOTS; LOTS 2, 5 & 7, BLOCK 4; LOTS 1, 2, 19-21 & 23-25, BLOCK 8; LOT 1, BLOCK 9; LOTS 2 & 3, 11, 12 & 13, BLOCK 10; AND LOTS 1, 6, 7 & 11, BLOCK 11, 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.
4. LOT 2, BLOCK 4; LOT 29, 30 & 37, BLOCK 5; LOTS 1, BLOCKS 8, 9 & 10; AND LOTS 1 & 12, BLOCK 11; ARE DESIGNATED AS COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE ASHBURY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, OR ASSIGNS.
5. LOT 1, BLOCK 8; AND LOT 1 BLOCK 10 ARE DESIGNATED "GREEN SPACE" AREAS AND ARE RESTRICTED FROM FUTURE DEVELOPMENT, REFER TO DEVELOPMENT AGREEMENT INSTRUMENT NUMBERS 110108891 AND 113126937 OF ADA COUNTY, IDAHO RECORDS.
6. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
7. THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE ASHBURY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, OR ASSIGNS.
8. 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.
9. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS RECORDED AS INSTRUMENT NO. 114050668, OFFICIAL RECORDS OF ADA COUNTY, IDAHO. LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE ASHBURY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, OR ASSIGNS.
10. EXISTING ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT RECORDED AS INSTRUMENT NO. 114050667 OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
11. DIRECT LOT ACCESS TO W. TEMPLE DR. BETWEEN S. WINWARD WAY AND S. RHEIN RIVER AVE. IS PROHIBITED. PARKING ALONG W. TEMPLE DR. BETWEEN S. WINWARD WAY AND S. RHEIN RIVER AVE. IS ALSO PROHIBITED.
12. FOR ADDITIONAL BOUNDARY INFORMATION, SEE RECORD-OF-SURVEY NUMBERS 6455 AND 7892, AND THE PLAT OF ASHBURY SUBDIVISION NO. 1, RECORDED IN BOOK 106 OF PLATS AT PAGE 14604 OF ADA COUNTY, IDAHO RECORDS.
13. 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 WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
14. 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.

**Legend**

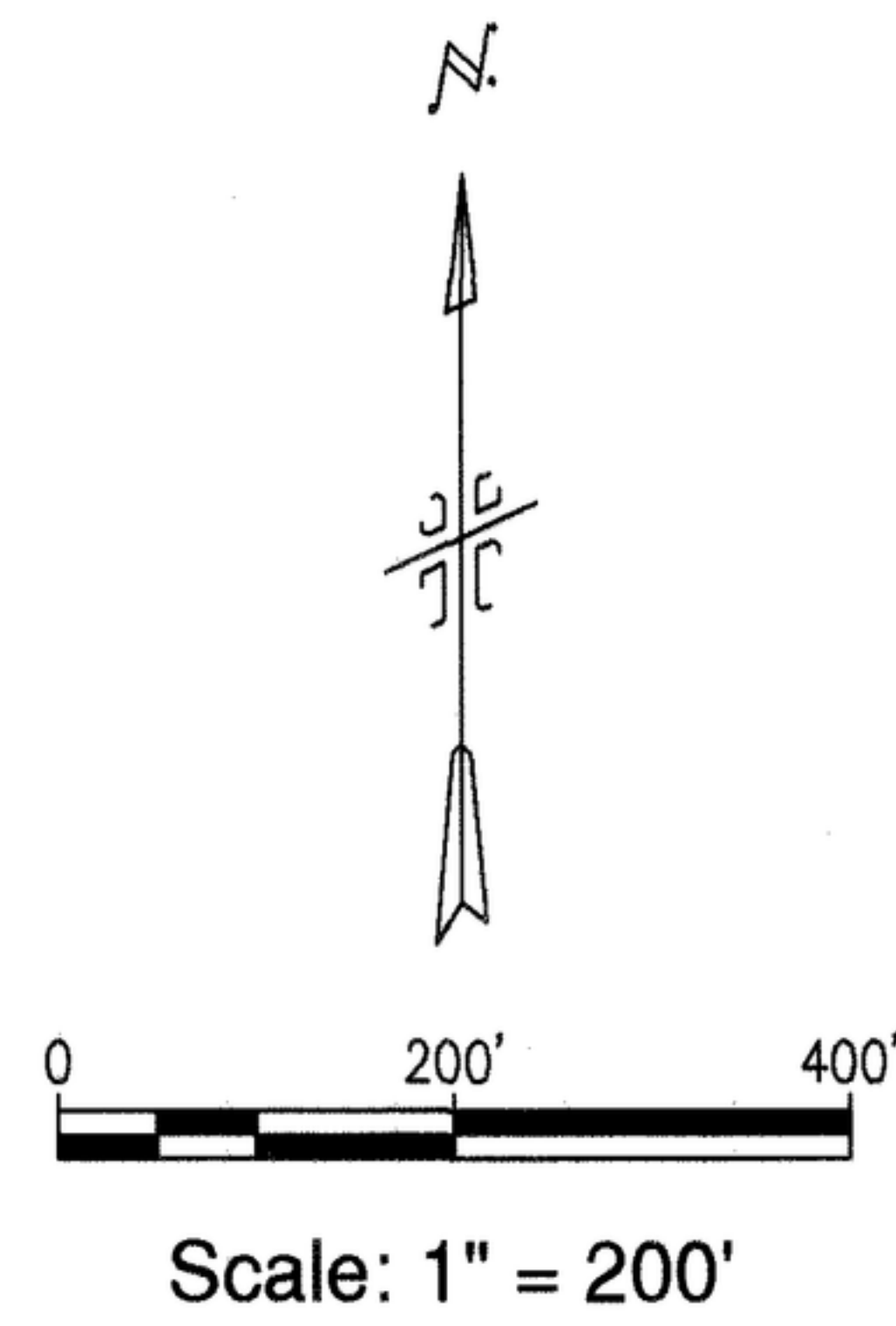
-  FOUND BRASS OR ALUMINUM CAP MONUMENT AS SHOWN
-  FOUND 5/8" REBAR, PLS 7880 OR AS SHOWN
-  FOUND 1/2" REBAR PLS 5058, REPLACED WITH 5/8"x 24" REBAR WITH PLASTIC CAP, PLS 7880
-  SET 5/8"x 24" REBAR WITH PLASTIC CAP, PLS 7880
-  SET 1/2"x 24" REBAR WITH PLASTIC CAP, PLS 7880
-  SET 1-1/4" BRASS CAP IN CONCRETE, PLS 7880
-  SECTION LINE
-  SUBDIVISION BOUNDARY LINE
-  RIGHT-OF-WAY LINE
-  ROAD CENTERLINE
-  INTERIOR LOT LINE
-  EASEMENT LINE
-  LOT NUMBER



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	219.38'	670.00'	18°45'37"	S80°12'06"E	218.40'
C2	248.85'	760.00'	18°45'37"	N80°12'06"W	247.74'
C3	76.99'	575.00'	7°40'18"	S42°21'26"W	76.93'

Line Table		
LINE	BEARING	DIST.
L1	S68°19'46"W	77.38'
L2	S18°44'21"W	171.20'
L3	S66°05'05"E	108.72'
L4	S70°49'17"E	40.80'
L5	N19°10'43"E	20.00'
L6	S00°25'05"W	20.00'
L7	S89°34'55"E	15.03'

Line Table		
LINE	BEARING	DIST.
L8	S00°26'28"W	70.00'
L9	N89°34'55"W	15.00'
L10	N75°32'14"W	121.64'
L11	N70°49'17"W	141.99'
L12	S46°11'35"W	146.06'
L13	S45°27'14"W	173.00'



W. CHINDEN BLVD. (HWY 20/26)



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462 East Shore Drive,  
Suite 100  
Eagle, Idaho 83616  
Phone (208) 939-4041  
www.thelandgroupinc.com  
PN 113197 SHEET 1 OF 5

  
 JAMES R. WASHBURN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 7880  
 STATE OF IDAHO  
 COMMISSION EXPIRES 8-25-2014