

Ashbury Subdivision No. 2

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 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;

THENCE NORTH 00°26'28" EAST A DISTANCE OF 2,653.90 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 24 AND 19 TO THE ONE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 19 AND 24;

THENCE NORTH 89°34'50" WEST A DISTANCE OF 1,194.81 FEET ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24 TO THE NORTHWEST CORNER OF LOT 16, BLOCK 5 OF ASHBURY SUBDIVISION NO. 1, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 106 OF PLATS AT PAGE 14604 OF ADA COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EXTERIOR BOUNDARY LINE OF SAID ASHBURY SUBDIVISION NO. 1 FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 00°26'28" WEST A DISTANCE OF 217.85 FEET; THENCE SOUTH 68°19'46" WEST A DISTANCE OF 77.38 FEET;

THENCE SOUTH 00°26'28" WEST A DISTANCE OF 452.82 FEET; THENCE SOUTH 18°44'21" WEST A DISTANCE OF 171.20 FEET;

THENCE SOUTH 66°05'05" EAST A DISTANCE OF 108.72 FEET; THENCE SOUTH 70°49'17" EAST A DISTANCE OF 40.80 FEET;

THENCE NORTH 19°10'43" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 70°49'17" EAST A DISTANCE OF 228.55 FEET TO A POINT OF CURVE;

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

THENCE SOUTH 00°25'05" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°34'55" EAST A DISTANCE OF 15.03 FEET;

THENCE SOUTH 00°26'28" WEST A DISTANCE OF 70.00 FEET TO A POINT OF CURVE;

THENCE LEAVING SAID EXTERIOR BOUNDARY LINE, NORTH 89°34'55" WEST A DISTANCE OF 15.00 FEET;

THENCE 248.85 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 18°45'37", A CHORD BEARING OF NORTH 80°12'06" WEST, AND A CHORD DISTANCE OF 247.74 FEET;

THENCE NORTH 70°49'17" WEST A DISTANCE OF 268.45 FEET; THENCE NORTH 75°32'14" WEST A DISTANCE OF 121.64 FEET;

THENCE NORTH 70°49'17" WEST A DISTANCE OF 141.99 FEET TO A POINT OF CURVE;

THENCE 76.99 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°40'18", A CHORD BEARING OF SOUTH 42°21'26" WEST, AND A CHORD DISTANCE OF 76.93 FEET;

THENCE SOUTH 46°11'35" WEST A DISTANCE OF 146.06 FEET; THENCE SOUTH 45°27'14" WEST A DISTANCE OF 173.00 FEET;

THENCE SOUTH 00°40'04" WEST A DISTANCE OF 257.23 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF FOXTAIL SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 73 OF PLATS AT PAGE 7563 OF ADA COUNTY RECORDS;

THENCE NORTH 89°32'56" WEST A DISTANCE OF 890.47 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID FOXTAIL SUBDIVISION TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 24;

THENCE NORTH 00°40'04" EAST A DISTANCE OF 1435.15 FEET ON SAID NORTH-SOUTH MID-SECTION LINE TO THE CENTER ONE QUARTER SECTION CORNER OF SAID SECTION 24;

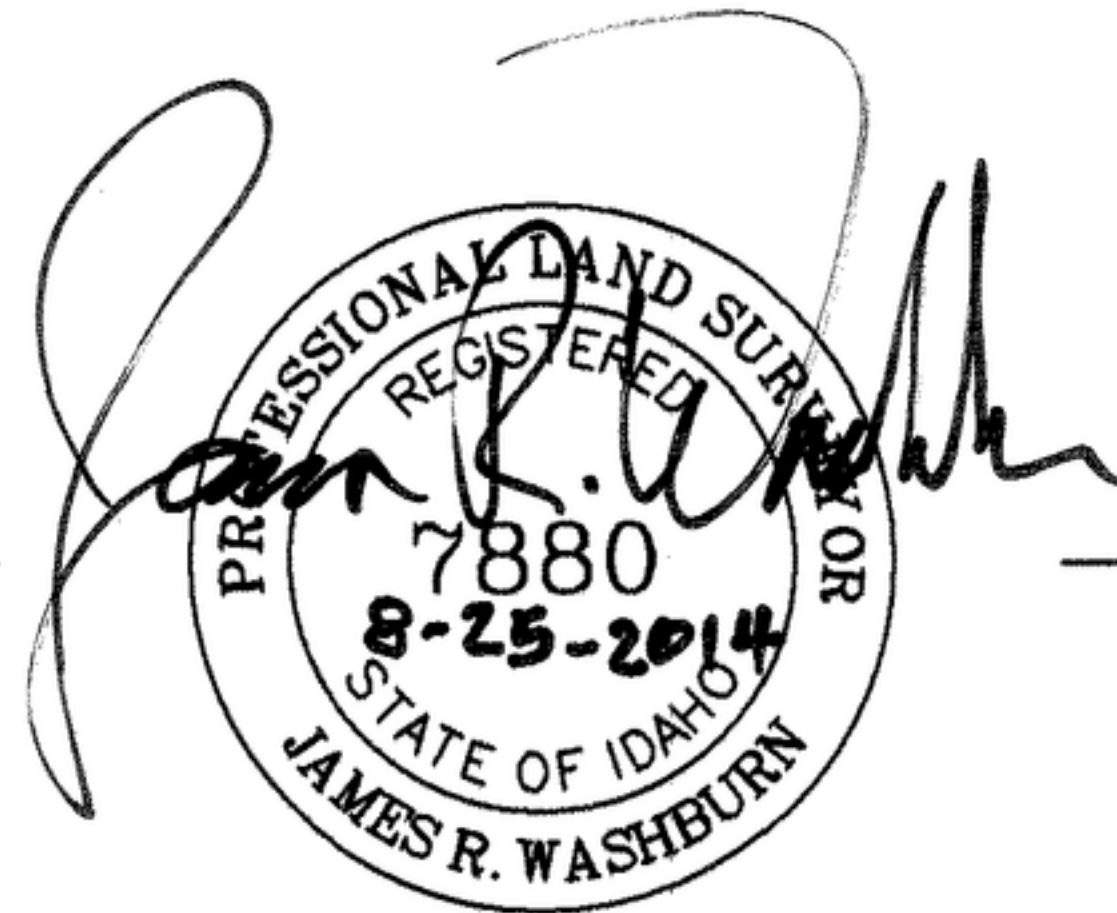
THENCE SOUTH 89°34'50" EAST A DISTANCE OF 1464.03 FEET ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF AMENDED WINWARD RIVER HEIGHTS, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 68 OF PLATS AT PAGE 6988 OF ADA COUNTY RECORDS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 42.19 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. 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.

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

SMITH BRIGHTON INC., AN IDAHO CORPORATION

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

ACKNOWLEDGMENT

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

ON THIS 25th DAY OF August, 2014, 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.

12-4-2017
MY COMMISSION EXPIRES



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



- Landscape Architecture
- Civil Engineering
- Site Planning
- Golf Course Irrigation & Engineering
- Graphic Communication

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