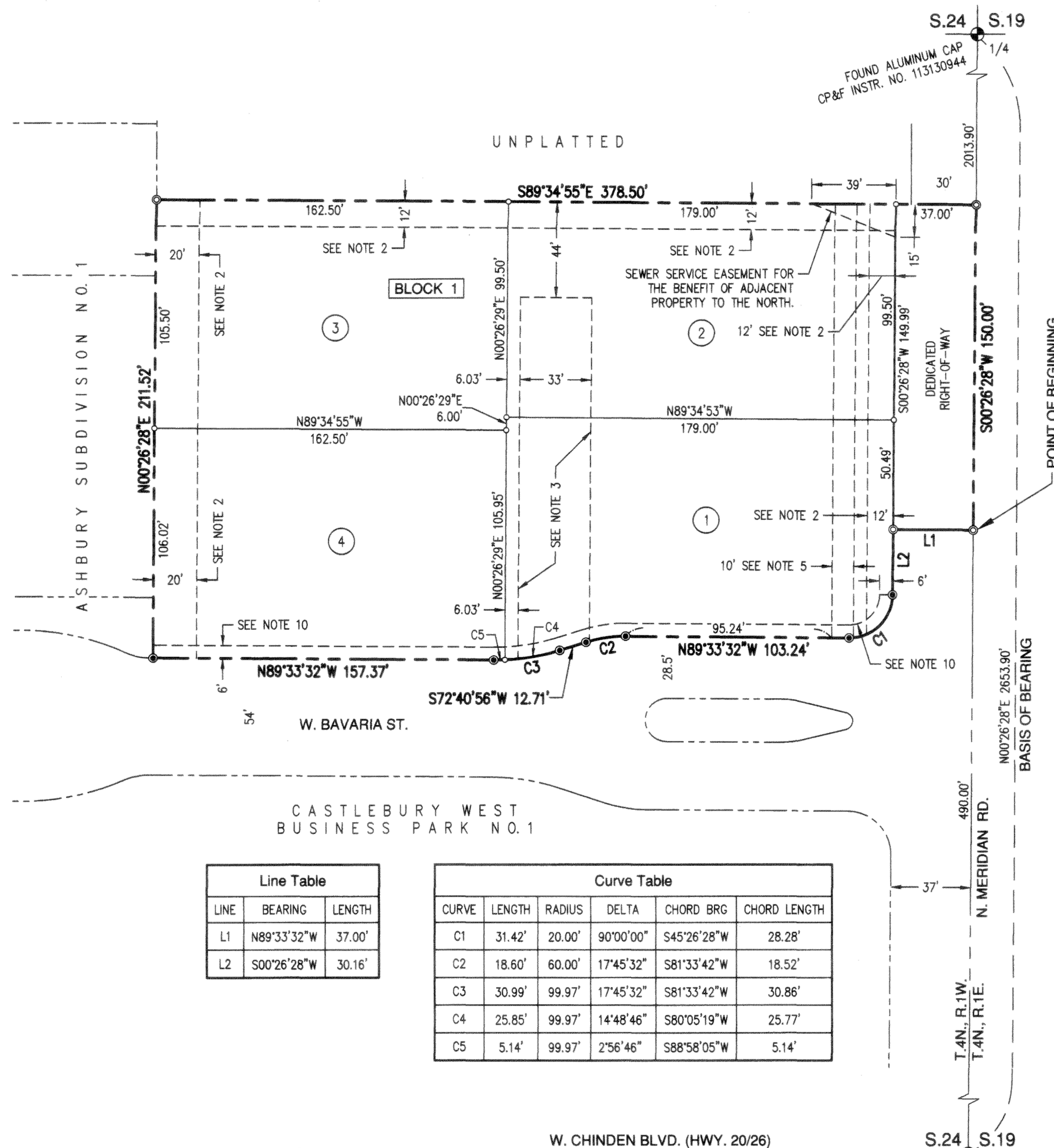


Ashbury Business Park Subdivision No. 1

Located in the Southeast 1/4 of the Southeast 1/4 of Section 24,
Township 4 North, Range 1 West, Boise Meridian
City of Eagle, Ada County, Idaho
2016

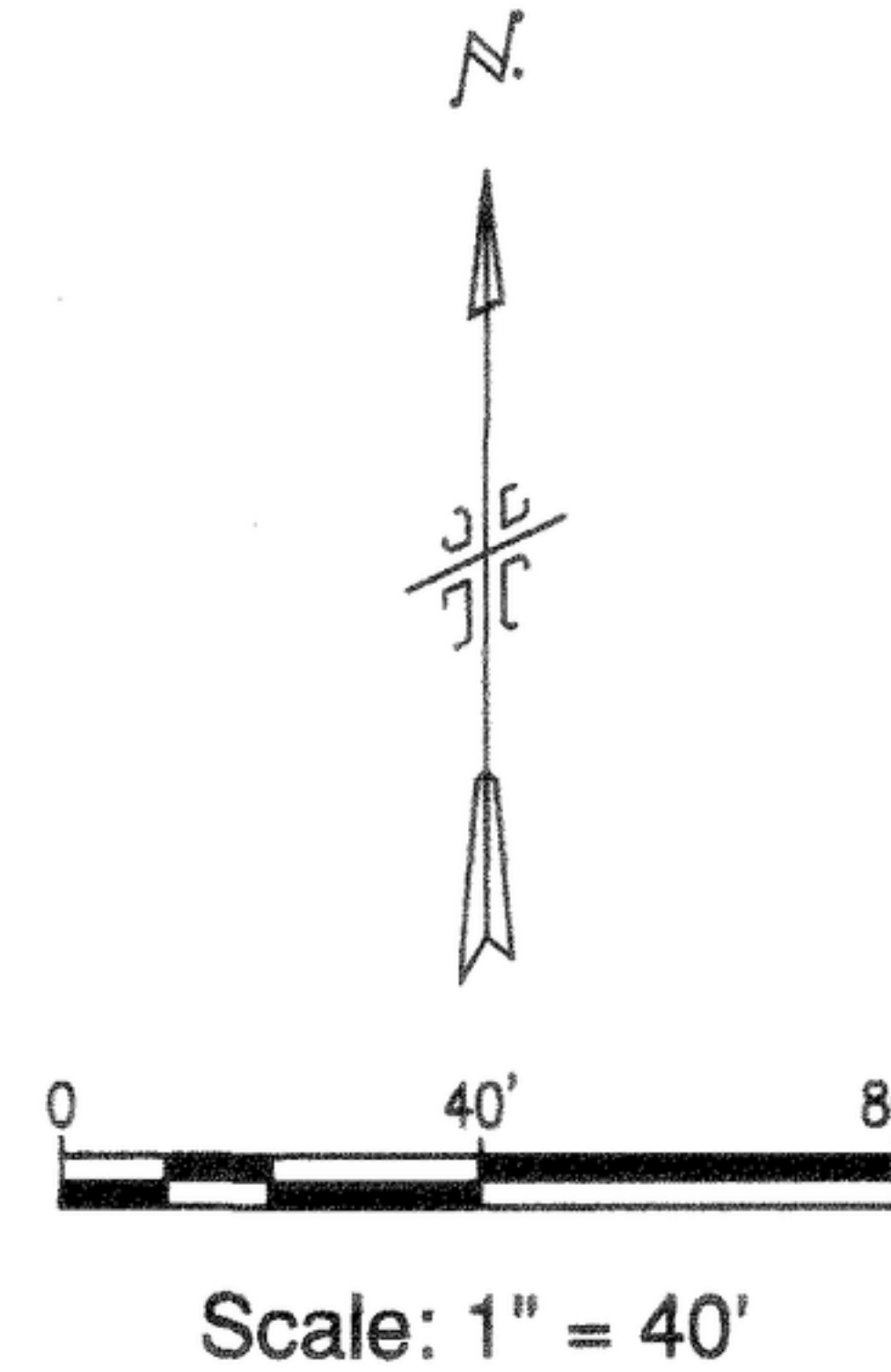


Line Table		
LINE	BEARING	LENGTH
L1	N89°33'32"W	37.00'
L2	S00°26'28"W	30.16'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S45°26'28"W	28.28'
C2	18.60'	60.00'	17°45'32"	S81°33'42"W	18.52'
C3	30.99'	99.97'	17°45'32"	S81°33'42"W	30.86'
C4	25.85'	99.97'	14°48'46"	S80°05'19"W	25.77'
C5	5.14'	99.97'	2°56'46"	S88°58'05"W	5.14'

Legend

- FOUND BRASS OR ALUMINUM CAP MONUMENT AS SHOWN
- FOUND 5/8" REBAR, PLS 7880
- SET 5/8"x 24" REBAR WITH PLASTIC CAP, PLS 7880
- SET 1/2"x 24" REBAR WITH PLASTIC CAP, PLS 7880
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- LOT NUMBER



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.
- LOTS 1-4, BLOCK 1; AS SHOWN, HAVE A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE.
- A SANITARY SEWER EASEMENT IS HEREBY DESIGNATED AS DIMENSIONED ON LOTS 1 & 2, BLOCK 1 FOR THE BENEFIT OF EAGLE SEWER DISTRICT.
- ALL LOTS SHALL PROVIDE RECIPROCAL CROSS-ACCESS AND CROSS-PARKING FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO THE PUBLIC RIGHT-OF-WAY AS APPROVED BY ACHD AND THE CITY OF EAGLE. THE AISLE AND PARKING AREAS SHALL BE MAINTAINED BY THE ASHBURY BUSINESS OWNERS ASSOCIATION INC., OR ASSIGNS AS STATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.
- THE 10' PRESSURE IRRIGATION EASEMENT SHALL BE RESERVED FOR AND MAINTAINED BY THE ASHBURY BUSINESS OWNERS ASSOCIATION INC., OR ASSIGNS.
- THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE ASHBURY BUSINESS OWNERS ASSOCIATION INC., OR ASSIGNS.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 (1)(b) 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. 2016-087362, OFFICIAL RECORDS OF ADA COUNTY, IDAHO. LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE ASHBURY BUSINESS OWNERS ASSOCIATION, OR ASSIGNS.
- EXISTING ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT RECORDED AS INSTRUMENT NO. 107113006, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT ACCESS TO N. MERIDIAN ROAD IS PROHIBITED.
- FOR ADDITIONAL BOUNDARY INFORMATION SEE THE PLAT OF ASHBURY SUBDIVISION NO. 1, RECORDED IN BOOK 106 OF PLATS AT PAGE 14604 OF ADA COUNTY RECORDS.



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W. CHINDEN BLVD. (HWY. 20/26)

FOUND BRASS CAP
CP&F INSTR. NO. 111067853