

ASHBURY BUSINESS PARK 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 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 TOWNSHIP 4 NORTH, RANGE 1 EAST, B.M., (FROM WHICH POINT THE ONE QUARTER SECTION CORNER COMMON TO SECTION 24 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTION 19 OF SAID TOWNSHIP 4 NORTH, RANGE 1 EAST BEARS NORTH 00°26'28" EAST, 2,653.90 FEET); THENCE FROM SAID SECTION CORNER, NORTH 00°26'28" EAST A DISTANCE OF 490.00 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24 TO AN ANGLE POINT IN THE RIGHT-OF-WAY LINE OF NORTH MERIDIAN ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°33'32" WEST A DISTANCE OF 37.00 FEET ON SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 00°26'28" WEST A DISTANCE OF 30.16 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MERIDIAN ROAD TO A POINT OF CURVE ON THE NORTHERLY BOUNDARY LINE OF CASTLEBURY WEST BUSINESS PARK NO. 1 (A 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 NO. 1 FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE 31.42 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°26'28" WEST, AND A CHORD DISTANCE OF 28.28 FEET;

THENCE NORTH 89°33'32" WEST A DISTANCE OF 103.24 FEET TO A POINT OF CURVE;

THENCE 18.60 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 17°45'32", A CHORD BEARING OF SOUTH 81°33'42" WEST, AND A CHORD DISTANCE OF 18.52 FEET;

THENCE SOUTH 72°40'56" WEST A DISTANCE OF 12.71 FEET TO A POINT OF CURVE;

THENCE 30.99 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 99.97 FEET, A CENTRAL ANGLE OF 17°45'32", A CHORD BEARING OF SOUTH 81°33'42" WEST, AND A CHORD DISTANCE OF 30.86 FEET;

THENCE NORTH 89°33'32" WEST A DISTANCE OF 157.37 FEET TO THE SOUTHEAST CORNER 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;

THENCE LEAVING THE NORTHERLY BOUNDARY LINE OF SAID CASTLEBURY WEST BUSINESS PARK NO. 1, NORTH 00°26'28" EAST A DISTANCE OF 211.52 FEET ON THE EASTERLY BOUNDARY LINE OF SAID ASHBURY SUBDIVISION NO. 1 TO THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND SHOWN ON RECORD-OF-SURVEY NUMBER 6157 OF ADA COUNTY RECORDS;

THENCE SOUTH 89°34'55" EAST A DISTANCE OF 378.50 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID RECORD-OF-SURVEY NUMBER 6157 PARCEL TO A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24;

THENCE SOUTH 00°26'28" WEST A DISTANCE OF 150.00 FEET ON SAID SECTION LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.74 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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM SUEZ WATER IDAHO INC., AND SUEZ 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.

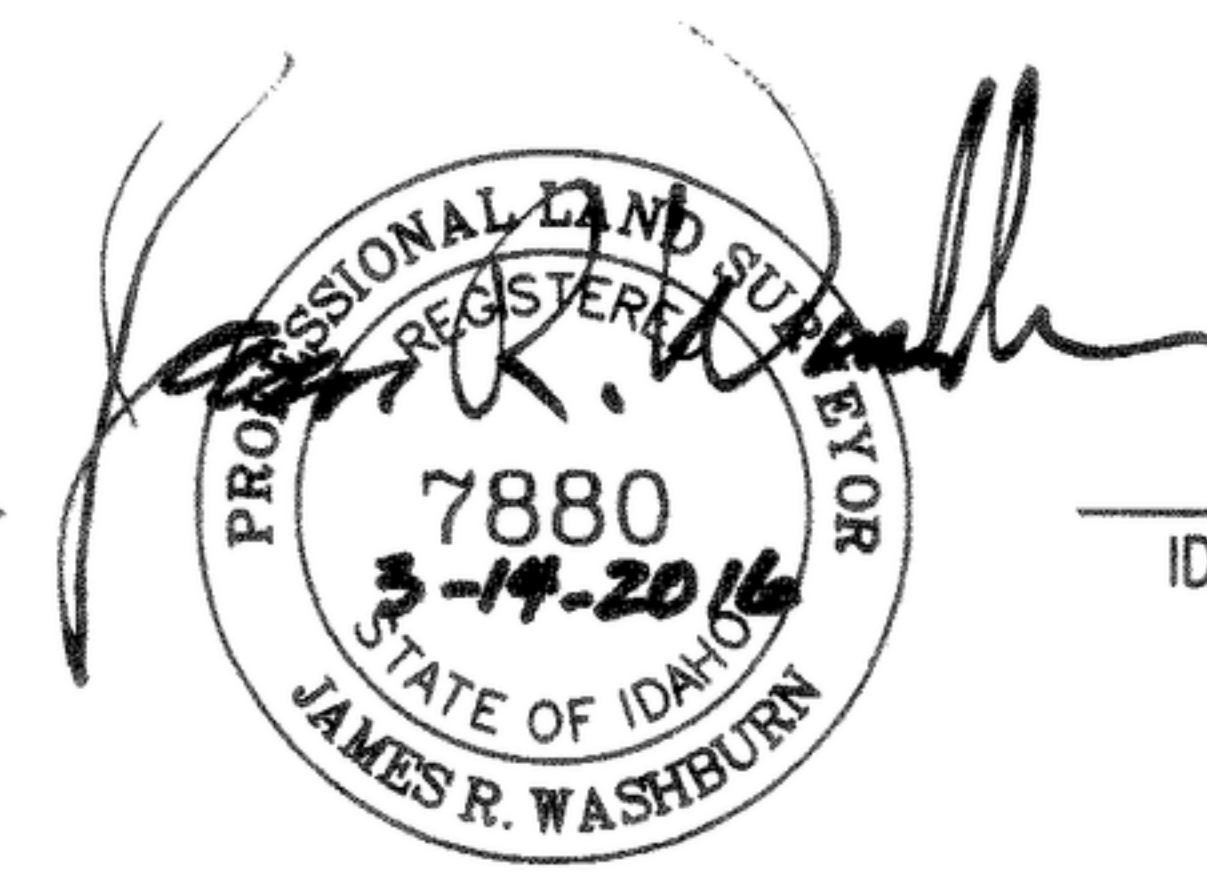
ON THIS 15th DAY OF MARCH, 2016 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF SMITH BRIGHTON INC., AN IDAHO CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF 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. Hanks
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO