

PLAT SHOWING
BRINEGAR PRAIRIE
SUBDIVISION NO. 1
LOCATED IN THE SW 1/4
OF SECTION 2, T.3N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2017

NOTES:

- A ten (10) foot wide Permanent Public Utilities, Property Drainage, and Irrigation Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot wide Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines except where shown as ten (10) feet.
- Portions of Lots 1 & 9, Block 1, Lots 1 & 4, Block 2, Lot 8, Block 4 and all of Lot 5, Block 2 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by the First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, 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.
- Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
- This development recognizes Idaho Code Section 22-4503, 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."
- Maintenance of any irrigation or drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District. Irrigation water has been provided by Nampa & Meridian Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). Lots within the subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Nampa & Meridian Irrigation District.
- Direct lot access to N. Ten Mile Road and W. Chateau Dr. is prohibited.
- Lots 1, 7, 9, 18 & 21, Block 1; Lots 1 & 5, Block 2; Lots 1 & 9, Block 3 and Lot 8, Block 4 are common lots which shall be owned and maintained by the Brinegar Prairie Homeowner's Association. All common lots are subject to a blanket Public Utility Easement and Irrigation Easement.
- Nampa & Meridian Irrigation District Rutledge Lateral Easement Inst. 2016-018810. Nampa & Meridian Irrigation District License Agreement for the Rutledge Lateral Inst. 2016071201.
- This subdivision is subject to a City of Meridian Development Agreement recorded as Inst. 2016-037778, records of Ada County, Idaho.
- ACHD License Agreement Inst. 2017-017992
- ACHD Temporary Easement Inst. 2016-074061
- City of Meridian Water Main Easement Inst. 2016-075778
- ACHD Sidewalk Easement Inst. 2016-074062
- Nampa & Meridian Irrigation District License Agreement Inst. 2016-071201
- ACHD Permanent Slope Easement Inst. 113123001.
- City of Meridian Sanitary Sewer Easement Inst. 2017-041831
- City of Meridian Sanitary Sewer Easement Inst. 2017-041830.

Line Table		
Line #	Direction	Length
L1	N45°34'37"E	15.19
L2	N00°18'48"E	22.17
L3	S44°05'53"E	28.28

Line Table		
Line #	Direction	Length
L4	N45°54'07"E	28.28
L5	S45°54'07"W	18.38
L6	N44°05'53"W	18.38

Line Table		
Line #	Direction	Length
L7	S44°05'53"E	18.38
L8	N46°07'39"E	18.31
L9	S44°46'25"W	18.80

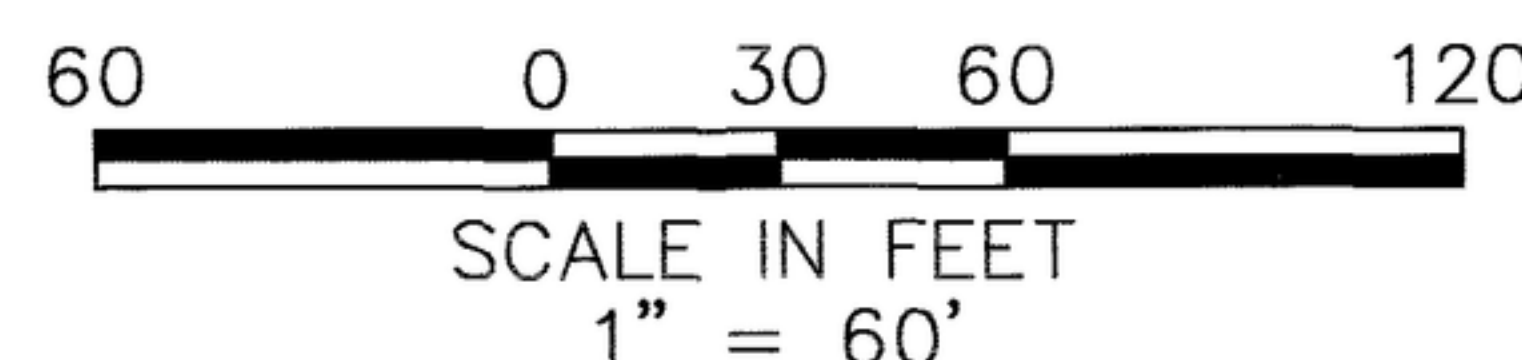
Line Table		
Line #	Direction	Length
L10	N45°12'58"W	17.98
L11	N88°56'55"W	44.21
L12	N73°52'11"E	7.68

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	50.50	15.35	15.29	S24°41'03"E	17°24'46"
C2	50.50	36.29	35.51	S04°36'25"W	41°10'09"
C3	50.50	30.46	30.00	S42°28'15"W	34°33'31"
C4	50.50	20.73	20.58	S71°30'27"W	23°30'54"
C5	50.50	36.44	35.65	N76°03'52"W	41°20'26"
C6	50.50	139.26	99.14	S45°36'27"W	157°59'47"
C7	50.00	79.05	71.07	S45°36'27"W	90°35'19"
C8	25.00	9.30	9.24	N10°58'06"E	21°18'37"
C9	25.00	30.23	28.42	N56°15'46"E	69°16'42"
C10	25.00	39.53	35.54	S45°36'27"W	90°35'19"
C11	75.00	15.64	15.62	S06°52'40"W	11°57'05"
C12	100.00	20.86	20.82	N06°52'40"E	11°57'05"
C13	125.00	26.07	26.03	N06°52'40"E	11°57'05"
C14	125.00	1.39	1.39	S00°37'53"W	0°38'11"
C15	125.00	25.97	25.92	S06°54'06"W	11°54'13"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C16	125.00	27.36	27.30	S06°35'00"W	12°32'24"
C17	100.00	21.89	21.84	S06°35'00"W	12°32'24"
C18	75.00	16.83	16.79	S06°25'35"W	12°51'14"
C19	25.00	24.02	23.11	N61°25'19"W	55°03'14"
C20	25.00	14.93	14.71	N16°47'27"W	34°12'30"
C21	25.00	38.95	35.13	S44°19'04"E	89°15'43"
C22	50.00	77.90	70.25	S44°19'04"E	89°15'43"
C23	50.50	31.94	31.41	N74°48'32"E	36°14'31"
C24	50.50	30.46	30.00	S69°47'27"E	34°33'31"
C25	50.50	30.46	30.00	S35°13'56"E	34°33'31"
C26	50.50	34.89	34.20	S01°50'17"W	39°34'56"
C27	50.50	11.50	11.47	S28°09'11"W	13°02'50"
C28	50.50	139.25	99.14	S44°19'04"E	157°59'19"
C29	50.00	39.53	38.51	S68°15'17"W	45°17'39"
C30	50.00	38.95	37.97	S22°00'08"E	44°37'52"

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EXISTING EASEMENT LINE (AS NOTED)
- ACHD STORM DRAIN EASEMENT (SEE NOTE 2)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- LOT NUMBER
- FOUND BRASS CAP MONUMENT
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- CALCULATED POINT
- WITNESS CORNER



SHEET 1 OF 3

GREGORY G. CARTER,
PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET,
STE. 130
MERIDIAN, ID 83642

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LN TEL 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

N. TEN MILE RD.
BASIS OF BEARING
N 0°18'48"E 2642.98'

S1/16 S.3 S.2 W. CHERRY LN.
S.10 S.11 CP&F #96018623

SUNBURST SUBDIVISION NO. 4
(BOOK 62, PAGES 6217 & 6218)