

# PLAT OF Paramount Director Subdivision No. 1

## CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 25, WHICH BEARS S89°37'01"E A DISTANCE OF 2,669.36 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 25, THENCE FOLLOWING THE NORTHERLY LINE OF SAID NORTHEAST 1/4, N89°37'01"W A DISTANCE OF 776.77 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY LINE, S00°22'59"W A DISTANCE OF 40.00 FEET TO A SET 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. CHINDEN BLVD. (HWY 20/26) AND BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°22'59"W A DISTANCE OF 123.06 FEET TO A SET 5/8-INCH REBAR; THENCE 37.70 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 48.00 FEET, A DELTA ANGLE OF 45°00'00", A CHORD BEARING OF S22°30'00"E AND A CHORD DISTANCE OF 36.74 FEET TO A SET 5/8-INCH REBAR;

THENCE S00°00'00"E A DISTANCE OF 52.50 FEET TO A SET 5/8-INCH REBAR;  
THENCE N90°00'00"E A DISTANCE OF 13.54 FEET TO A SET 5/8-INCH REBAR;  
THENCE S00°00'00"E A DISTANCE OF 141.50 FEET TO A SET 5/8-INCH REBAR;  
THENCE N90°00'00"E A DISTANCE OF 62.46 FEET TO A SET 5/8-INCH REBAR;  
THENCE S00°00'00"E A DISTANCE OF 231.95 FEET TO A SET 5/8-INCH REBAR;  
THENCE N90°00'00"E A DISTANCE OF 21.00 FEET TO A SET 5/8-INCH REBAR;  
THENCE S00°00'00"E A DISTANCE OF 169.41 FEET TO A SET 5/8-INCH REBAR ON THE NORTHERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 33 (A SUBDIVISION ON FILE IN BOOK 112 OF PLATS AT PAGES 16259-16261, RECORDS OF ADA COUNTY, IDAHO);

THENCE FOLLOWING SAID NORTHERLY BOUNDARY THE FOLLOWING COURSES:

1. N89°34'51"W A DISTANCE OF 185.26 FEET TO A FOUND 5/8-INCH REBAR;
2. 4.76 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,538.50 FEET, A DELTA ANGLE OF 00°10'38", A CHORD BEARING OF N89°40'11"W AND A CHORD DISTANCE OF 4.76 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 33 AND FOLLOWING THE NORTHERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 24 (A SUBDIVISION ON FILE IN BOOK 107 OF PLATS AT PAGES 14797-14799, RECORDS OF ADA COUNTY, IDAHO) THE FOLLOWING COURSES:

1. 679.42 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,538.50 FEET, A DELTA ANGLE OF 25°18'09", A CHORD BEARING OF S77°35'26"W AND A CHORD DISTANCE OF 673.91 FEET TO A SET 5/8-INCH REBAR;
2. 70.11 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 239.34 FEET, A DELTA ANGLE OF 16°47'02", A CHORD BEARING OF S70°53'23"W AND A CHORD DISTANCE OF 69.86 FEET TO A SET 5/8-INCH REBAR;
3. S79°16'52"W A DISTANCE OF 34.37 FEET TO A SET 5/8-INCH REBAR;
4. 49.75 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 252.72 FEET, A DELTA ANGLE OF 11°16'45", A CHORD BEARING OF S84°44'57"W AND A CHORD DISTANCE OF 49.67 FEET TO A SET 5/8-INCH REBAR;
5. N89°36'40"W A DISTANCE OF 16.66 FEET TO A FOUND 5/8-INCH REBAR;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 24 AND FOLLOWING THE NORTHERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 22 (A SUBDIVISION ON FILE IN BOOK 105 OF PLATS AT PAGES 14312-14314, RECORDS OF ADA COUNTY, IDAHO), N89°36'40"W A DISTANCE OF 316.00 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF N. FOX RUN WAY AND THE EASTERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 5 (A SUBDIVISION ON FILE IN BOOK 92 OF PLATS AT PAGES 10969-10973, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID NORTHERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 22 AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY SUBDIVISION BOUNDARY THE FOLLOWING COURSES:

1. N00°33'16"E A DISTANCE OF 153.00 FEET TO A FOUND 5/8-INCH REBAR;
2. 161.04 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 206.50 FEET, A DELTA ANGLE OF 44°41'01", A CHORD BEARING OF N21°47'15"W AND A CHORD DISTANCE OF 156.99 FEET TO A FOUND 5/8-INCH REBAR;
3. N44°07'45"W A DISTANCE OF 71.76 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF PARAMOUNT VERANDA SUBDIVISION (A SUBDIVISION ON FILE IN BOOK 110 OF PLATS AT PAGES 15815-15817, RECORDS OF ADA COUNTY, IDAHO);


THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY BOUNDARY AND FOLLOWING SAID SUBDIVISION BOUNDARY OF PARAMOUNT VERANDA SUBDIVISION THE FOLLOWING COURSES:

1. N45°51'31"E A DISTANCE OF 65.70 FEET TO A FOUND 5/8-INCH REBAR;
2. 34.67 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 44°08'29", A CHORD BEARING OF N67°55'46"E AND A CHORD DISTANCE OF 33.82 FEET TO A FOUND 5/8-INCH REBAR;
3. N90°00'00"E A DISTANCE OF 93.50 FEET TO A FOUND 5/8-INCH REBAR;
4. 54.98 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"E AND A CHORD DISTANCE OF 49.50 FEET TO A FOUND 5/8-INCH REBAR;
5. N00°00'00"E A DISTANCE OF 111.67 FEET TO A FOUND 5/8-INCH REBAR;
6. 35.02 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 43.00 FEET, A DELTA ANGLE OF 46°39'41", A CHORD BEARING ON N23°19'51"E AND A CHORD DISTANCE OF 34.06 FEET TO A FOUND 5/8-INCH REBAR;
7. N46°39'41"E A DISTANCE OF 43.95 FEET TO A FOUND 5/8-INCH REBAR;
8. 46.42 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 57.00 FEET, A DELTA ANGLE OF 46°39'41", A CHORD BEARING OF N23°19'51"E AND A CHORD DISTANCE OF 45.15 FEET TO A FOUND 5/8-INCH REBAR;
9. THENCE N00°00'00"E A DISTANCE OF 276.10 FEET TO A FOUND 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. CHINDEN BLVD.

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°37'01"E A DISTANCE OF 1,056.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.358 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PRIVATE ROADS AND THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID PRIVATE ROADS AND EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

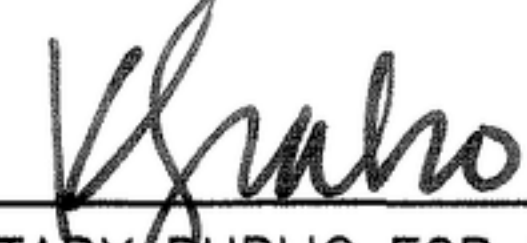
  
JONATHAN D. WARDLE, PRESIDENT  
BRIGHTON DEVELOPMENT, INC.

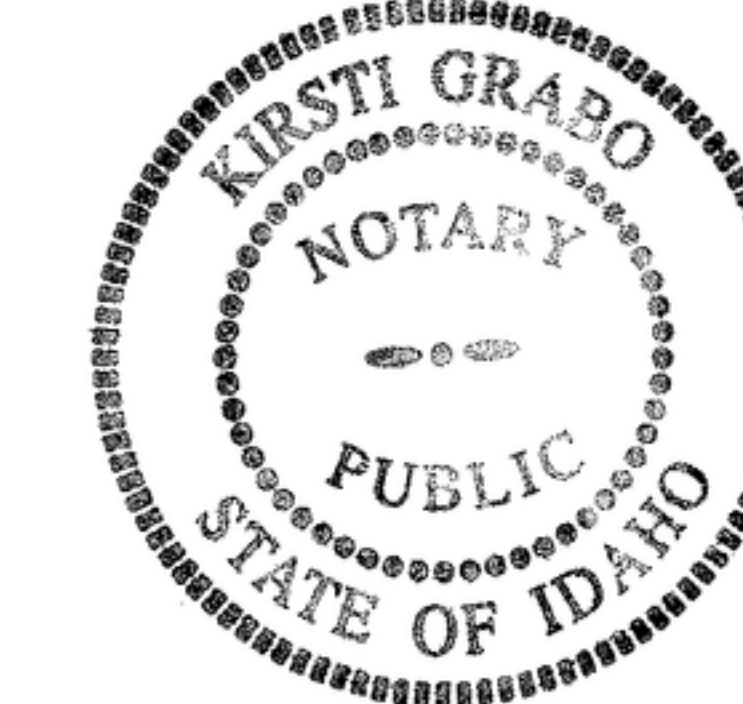
## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 20 DAY OF Dec., IN THE YEAR 2017 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN D. WARDLE, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON DEVELOPEMENT, INC. AND THE PERSON WHO EXECUTED THIS 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.

  
NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING AT Star, ID  
MY COMMISSION EXPIRES 2-20-18



## CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF PARAMOUNT DIRECTOR SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, 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.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER  
BRIGHTON CORPORATION  
BOISE, ID

**km**  
ENGINEERING  
ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930