

BK 115 Page 17348

PLAT SHOWING  
**BRINEGAR PRAIRIE  
SUBDIVISION NO. 2**  
LOCATED IN THE SW 1/4 OF SECTION 2, T.3N., R.1W., B.M.  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2019

NOTES:

- A ten (10) foot wide Permanent Public Utilities, Property Drainage, and Pressure 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, Pressure Irrigation and Property Drainage Easement is hereby designated along each side of interior lot lines, except where shown and dimensioned as eight (8) feet wide.
- Portions of Lot 21, Block 2, Lot 57, Block 1 and all of Lot 56, Block 1 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 W. Chateau Dr. is prohibited.
- Lots 32, 39, 56 & 57, Block 1, Lots 14 & 21, Block 2 and Lots 9 & 17, 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 Pressure Irrigation Easement.
- Nampa & Meridian Irrigation District Rutledge Lateral Easement Inst. No. 2016-018810.
- This subdivision is subject to a City of Meridian Development Agreement recorded as Inst. No. 2016-037778.
- ACHD Temporary License Agreement Inst. No. 2018-096436.
- Release of ACHD Temporary Turnaround Easement Inst. No. 2018-088603.
- City of Meridian Water Main Easement Inst. No. 2016-075778. Vacated by Inst. No. 2019-000368.
- ACHD Sidewalk Easement Inst. No. 2017-093100.
- Nampa & Meridian Irrigation District License Agreement Inst. 2016-071201 and amended by Inst. No. 2017-085082.
- This subdivision shall be subject to the Declaration of Covenants, Conditions and Restrictions for the Brinegar Prairie Subdivision Inst. No. 2017-064429 and as may be amended from time to time.

| Curve Table |        |        |       |             |            |
|-------------|--------|--------|-------|-------------|------------|
| Curve #     | Radius | Length | Chord | Bearing     | Delta      |
| C1          | 50.00  | 78.01  | 70.33 | N44°24'15"W | 89°23'17"  |
| C2          | 50.00  | 39.00  | 38.02 | N66°45'04"W | 44°41'39"  |
| C3          | 50.00  | 39.00  | 38.02 | N22°03'25"W | 44°41'39"  |
| C4          | 50.00  | 79.20  | 71.18 | N45°40'14"E | 90°45'41"  |
| C5          | 50.00  | 39.60  | 38.58 | N68°21'39"E | 45°22'50"  |
| C6          | 50.00  | 39.60  | 38.58 | N22°58'49"E | 45°22'50"  |
| C7          | 50.50  | 15.53  | 15.47 | N65°24'36"E | 17°37'09"  |
| C8          | 50.50  | 35.74  | 35.00 | S85°30'17"E | 40°33'04"  |
| C9          | 50.50  | 30.72  | 30.25 | S47°48'10"E | 34°51'11"  |
| C10         | 50.50  | 35.48  | 34.76 | S10°14'53"E | 40°15'24"  |
| C11         | 50.50  | 21.78  | 21.61 | S22°14'09"W | 24°42'40"  |
| C12         | 50.50  | 139.25 | 99.14 | N44°24'15"W | 157°59'27" |
| C13         | 25.00  | 39.00  | 35.17 | N44°24'15"W | 89°23'17"  |
| C14         | 25.00  | 26.61  | 25.37 | N58°36'11"W | 60°59'23"  |
| C15         | 25.00  | 12.39  | 12.26 | N13°54'33"W | 28°23'54"  |
| C16         | 25.00  | 10.00  | 9.93  | N11°44'49"E | 22°54'51"  |
| C17         | 25.00  | 29.60  | 27.90 | N57°07'41"E | 67°50'52"  |
| C18         | 25.00  | 39.60  | 35.59 | N45°40'15"E | 90°45'43"  |

| Curve Table |        |        |       |             |            |
|-------------|--------|--------|-------|-------------|------------|
| Curve #     | Radius | Length | Chord | Bearing     | Delta      |
| C19         | 50.50  | 4.53   | 4.53  | N57°54'10"W | 5°08'29"   |
| C20         | 50.50  | 24.51  | 24.27 | N74°22'49"W | 27°48'50"  |
| C21         | 50.50  | 30.46  | 30.00 | S74°26'00"W | 34°33'31"  |
| C22         | 50.50  | 30.46  | 30.00 | S39°52'29"W | 34°33'31"  |
| C23         | 50.50  | 30.46  | 30.00 | S05°18'59"W | 34°33'31"  |
| C24         | 50.50  | 18.83  | 18.72 | S22°38'41"E | 21°21'49"  |
| C25         | 50.50  | 139.25 | 99.14 | N45°40'14"E | 157°59'40" |
| C26         | 53.50  | 39.07  | 38.20 | N36°24'23"E | 41°50'17"  |
| C27         | 53.50  | 37.70  | 36.93 | N04°42'04"W | 40°22'38"  |
| C28         | 53.50  | 32.53  | 32.04 | N42°18'41"W | 34°50'36"  |
| C29         | 53.50  | 46.60  | 45.14 | N84°41'10"W | 49°54'22"  |
| C30         | 53.50  | 32.53  | 32.04 | S52°56'21"W | 34°50'36"  |
| C31         | 53.50  | 55.91  | 53.40 | S05°34'46"W | 59°52'35"  |
| C32         | 53.50  | 30.24  | 29.84 | S40°33'08"E | 32°23'12"  |
| C33         | 53.50  | 274.59 | 58.22 | S89°42'36"E | 294°04'16" |



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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
- FOUND 5/8" IRON PIN WITH CAP PLS 7729 UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIN WITH CAP PLS 7729
- CALCULATED POINT

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | N73°45'04"E | 7.67   |
| L2         | S17°26'27"W | 7.67   |
| L3         | N72°08'26"W | 7.52   |
| L4         | S16°31'06"E | 7.52   |
| L5         | S45°17'24"W | 21.21  |
| L6         | S44°42'36"E | 21.21  |
| L7         | N45°17'24"E | 21.21  |
| L8         | N44°42'36"W | 21.21  |
| L9         | N26°54'41"E | 9.17   |
| L10        | S26°19'53"E | 9.17   |
| L11        | N44°05'59"W | 28.29  |
| L12        | S45°54'13"W | 28.29  |

60 0 30 60 120

SCALE IN FEET

1" = 60'

SHEET 1 OF 3