

BK116 pg 17481

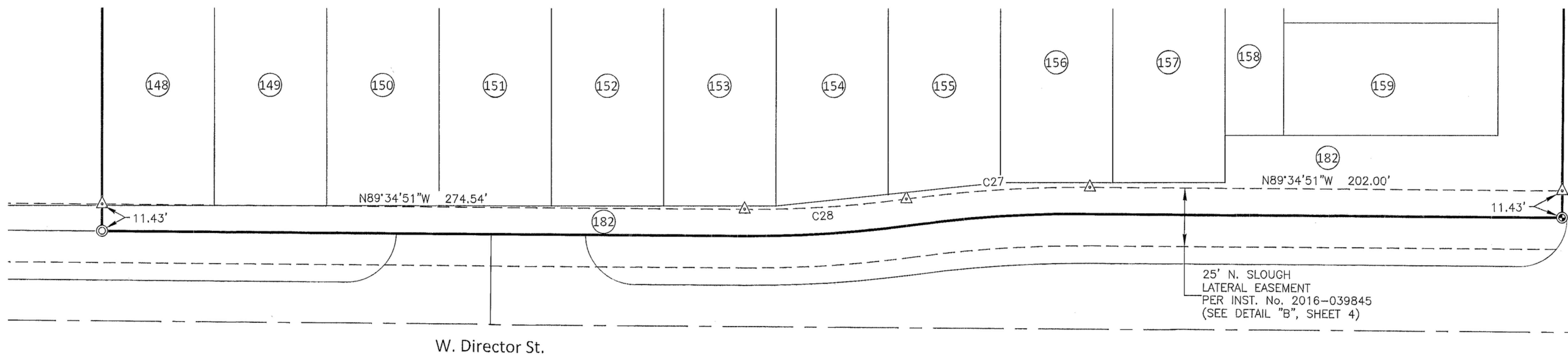
PLAT OF Paramount Director Subdivision No. 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST
C1	500.00'	72.52'	8°18'38"	S86°15'50"W	72.46'
C2	500.00'	72.52'	8°18'38"	S86°15'50"W	72.46'
C3	48.00'	37.70'	45°00'00"	N22°30'00"W	36.74'
C4	72.50'	113.88'	90°00'00"	N45°00'00"W	102.53'
C5	72.50'	19.71'	15°34'25"	N82°12'48"W	19.65'
C6	72.50'	25.13'	19°51'23"	N64°29'54"W	25.00'
C7	72.50'	25.40'	20°04'37"	N44°31'53"W	25.28'
C8	72.50'	41.11'	32°29'16"	N18°14'57"W	40.56'
C9	72.50'	2.54'	2°00'18"	N1°00'09"W	2.54'
C10	72.50'	113.88'	90°00'00"	N45°00'00"E	102.53'
C11	72.50'	1.02'	0°48'14"	N0°24'07"E	1.02'
C12	72.50'	37.93'	29°58'29"	N15°47'29"E	37.50'
C13	72.50'	25.67'	20°17'06"	N40°55'16"E	25.53'
C14	72.50'	42.33'	33°27'08"	N67°47'23"E	41.73'
C15	72.50'	6.94'	5°29'03"	N87°15'28"E	6.94'
C16	16.50'	25.92'	90°00'00"	S45°00'00"W	23.33'
C17	16.50'	25.92'	90°00'00"	S45°00'00"E	23.33'
C18	28.00'	43.98'	90°00'00"	N45°00'00"E	39.60'
C19	28.00'	43.98'	90°00'00"	S45°00'00"W	39.60'
C20	28.00'	17.69'	36°11'57"	S18°05'59"W	17.40'
C21	28.00'	26.29'	53°48'03"	S63°05'59"W	25.34'
C22	28.00'	43.98'	90°00'00"	N45°00'00"W	39.60'
C23	28.00'	26.29'	53°48'03"	S63°05'59"E	25.34'
C24	28.00'	17.69'	36°11'57"	S18°05'59"E	17.40'
C25	53.00'	3.72'	4°01'10"	S35°19'49"E	3.72'
C26	28.00'	18.25'	37°20'24"	S18°40'12"E	17.93'
C27	553.50'	78.65'	8°08'28"	S86°20'55"W	78.58'
C28	488.50'	69.41'	8°08'27"	S86°20'55"W	69.35'
C29	53.00'	30.82'	33°19'14"	S16°39'37"E	30.39'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	30.00	N0°00'00"E
L2	31.47	N53°55'43"E
L3	16.10	N53°55'43"E
L4	11.17	S37°20'24"E
L5	5.98	S37°20'24"E

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THOSE APPROVED WITH THE PLANNED UNIT DEVELOPMENT (H-2017-0064) AND AS REQUIRED BY THE UDC 11-7-4A.1 PER THE STANDARDS LISTED IN UDC TABLE 11-2A-7.
2. THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED FROM SETTLERS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS IRRIGATION DISTRICT.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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".
6. LOTS 158, 182, 183, 185, 190, 197, AND 211, BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PARAMOUNT DIRECTOR HOMEOWNERS ASSOCIATION, INC. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
7. LOT 185, BLOCK 1 (COMMON LOT) IS A PRIVATE ROAD AND MAINTENANCE FOR SAID LOT IS AS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROAD CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MERIDIAN.
8. LOTS 158 AND 197, BLOCK 1 (COMMON LOTS) ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR THE RESIDENTIAL LOTS ADJACENT TO THESE LOTS. ONLY LOTS 159 AND 160, BLOCK 1 SHALL HAVE ACCESS FROM LOT 158, BLOCK 1. THE COMMON DRIVES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. LOTS 159-161, BLOCK 1 ARE SUBJECT TO A 5.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS SHOWN HEREON.
10. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE PRIVATE ROAD RIGHTS-OF-WAY (LOT 185, BLOCK 1) CONTAIN A 4.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
11. WHERE DIMENSIONED AND SHOWN HEREON, THE LOT LINES CONTAIN A 4.00 FOOT WIDE (UNLESS SHOWN OTHERWISE) EASEMENT, EACH SIDE, FOR HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
12. ALL OF LOT 185, BLOCK 1 AND A PORTION OF LOTS 197 AND 211, BLOCK 1 ARE SUBJECT TO A SEWER AND WATER EASEMENT IN FAVOR OF THE CITY OF MERIDIAN PER INSTRUMENT No. 2019-031077, OF ADA COUNTY RECORDS.
13. LOTS 186 AND 187, BLOCK 1 ARE SUBJECT TO A 4.00 FOOT WIDE PUBLIC UTILITY EASEMENT, EACH SIDE AS SHOWN HEREON.
14. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
15. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
16. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
17. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE PER INSTRUMENT No. 2018-014354 AND ANY FUTURE AMENDMENTS.
18. DIRECT LOT ACCESS TO WEST CHINDEN BLVD. (HIGHWAY 20/26), NORTH MERIDIAN ROAD AND WEST DIRECTOR STREET IS PROHIBITED.
19. LOT 184, BLOCK 1 IS DESIGNATED AS NON-BUILDABLE AND TO BE OWNED BY THE DEVELOPER OR ASSIGNS FOR POSSIBLE RIGHT-OF-WAY ACQUISITION.
20. THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT PER INSTRUMENT No. 2019-014136 OF ADA COUNTY RECORDS.
21. THE WITNESS CORNERS SHOWN HEREON ARE 0.50' WITNESS CORNERS AND ARE SET AS FOLLOWS:
 - A) WITNESS CORNERS ALONG THE EAST SIDE OF LOT 113 (PARAMOUNT DIRECTOR SUBDIVISION No. 1) ARE SET S90°00'00"W 0.50 FEET FROM CALCULATED POSITION
 - B) WITNESS CORNERS ALONG THE NORTH SIDE OF LOT 113 (PARAMOUNT DIRECTOR SUBDIVISION No. 1) ARE SET S00°00'00"E 0.50 FEET FROM CALCULATED POSITION
 - C) WITNESS CORNERS ALONG THE NORTH SIDE OF LOT 197 ARE SET S00°00'00"E 0.50 FEET FROM CALCULATED POSITION
 - D) WITNESS CORNERS ALONG THE SOUTH SIDE OF LOT 197 ARE SET N00°00'00"W 0.50 FEET FROM CALCULATED POSITION
 - E) WITNESS CORNERS ALONG THE EAST SIDE OF LOT 197 ARE SET N90°00'00"W 0.50 FEET FROM CALCULATED POSITION
 - F) WITNESS CORNERS ALONG THE WEST SIDE OF LOT 197 ARE SET S90°00'00"E 0.50 FEET FROM CALCULATED POSITION



DETAIL "B" - N. SLOUGH LATERAL EASEMENT
SCALE: 1"=40'

N. Meridian Rd.



DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID

