

BK 116 pg 17482

PLAT OF
Paramount Director Subdivision No. 2

CERTIFICATE OF OWNERS

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

A PORTION OF LOT 1, BLOCK 1 OF PARAMOUNT DIRECTOR SUBDIVISION No. 1 (A SUBDIVISION ON FILE IN BOOK 112 OF PLATS AT PAGES 16463 THROUGH 16469, RECORDS OF ADA COUNTY, IDAHO) AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT 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 MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 25, THENCE FOLLOWING THE EASTERLY LINE OF SAID NORTHEAST 1/4, S00°25'09"W A DISTANCE OF 781.52 FEET TO A POINT BEING THE NORTHEAST CORNER OF PARAMOUNT SUBDIVISION No. 33 (A SUBDIVISION ON FILE IN BOOK 112 OF PLATS AT PAGES 16259 THROUGH 16261, RECORDS OF ADA COUNTY, IDAHO); THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE NORTHERLY BOUNDARY OF SAID PARAMOUNT SUBDIVISION No. 33, N89°34'51"W A DISTANCE OF 37.00 FEET TO A SET BRASS PLUG AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING THE SAID NORTHERLY BOUNDARY OF PARAMOUNT SUBDIVISION No. 33 THE FOLLOWING FOUR (4) COURSES:

1. N89°34'51"W A DISTANCE OF 205.02 FEET TO A FOUND 5/8-INCH REBAR;
2. 72.52 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 08°18'38", A CHORD BEARING OF S86°15'50"W AND A CHORD DISTANCE OF 72.46 FEET TO A FOUND 5/8-INCH REBAR;
3. 72.52 FEET ALONG THE ARC OF A REVERSE CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 08°18'38", A CHORD BEARING OF S86°15'50"W AND A CHORD DISTANCE OF 72.46 FEET TO A FOUND 5/8-INCH REBAR;
4. N89°34'51"W A DISTANCE OF 274.46 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID PARAMOUNT DIRECTOR SUBDIVISION No. 1;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND FOLLOWING THE EASTERLY BOUNDARY OF SAID PARAMOUNT DIRECTOR SUBDIVISION No. 1 THE FOLLOWING NINE (9) COURSES:

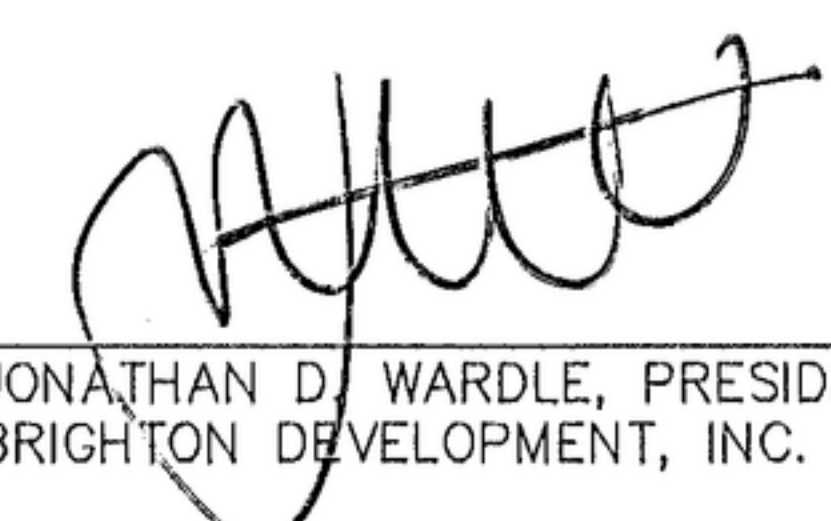
1. N00°00'00"W A DISTANCE OF 169.41 FEET TO A FOUND 5/8-INCH REBAR;
2. N90°00'00"W A DISTANCE OF 21.00 FEET TO A FOUND 5/8-INCH REBAR;
3. N00°00'00"E A DISTANCE OF 231.95 FEET TO A FOUND 5/8-INCH REBAR;
4. N90°00'00"W A DISTANCE OF 62.46 FEET TO A FOUND 5/8-INCH REBAR;
5. N00°00'00"E A DISTANCE OF 141.50 FEET TO A FOUND 5/8-INCH REBAR;
6. N90°00'00"W A DISTANCE OF 13.54 FEET TO A FOUND 5/8-INCH REBAR;
7. N00°00'00"E A DISTANCE OF 52.50 FEET TO A FOUND 5/8-INCH REBAR;
8. 37.70 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 48.00 FEET, A DELTA ANGLE OF 45°00'00", A CHORD BEARING OF N22°30'00"W AND A CHORD DISTANCE OF 36.74 FEET TO A FOUND 5/8-INCH REBAR;
9. N00°22'59"E A DISTANCE OF 93.06 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID EASTERLY BOUNDARY, N89°37'01"W A DISTANCE OF 1,056.09 FEET TO A SET 5/8-INCH REBAR ON THE WESTERLY BOUNDARY OF SAID PARAMOUNT DIRECTOR SUBDIVISION No. 1; THENCE FOLLOWING SAID WESTERLY BOUNDARY, N00°00'00"E A DISTANCE OF 30.00 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHWEST CORNER OF SAID PARAMOUNT DIRECTOR SUBDIVISION No. 1 AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST CHINDEN BOULEVARD;

THENCE LEAVING SAID WESTERLY BOUNDARY AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY BOUNDARY OF SAID PARAMOUNT DIRECTOR SUBDIVISION No. 1, S89°37'01"E A DISTANCE OF 1,056.29 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHEAST CORNER OF SAID PARAMOUNT DIRECTOR SUBDIVISION No. 1; THENCE LEAVING SAID NORTHERLY BOUNDARY AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°37'01"E A DISTANCE OF 739.75 FEET TO A SET 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF N. MERIDIAN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE, S00°25'09"W A DISTANCE OF 741.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12.368 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 }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON May 8, 2019, BY JONATHAN D. WARDLE, AS PRESIDENT OF BRIGHTON DEVELOPMENT, INC.


SIGNATURE OF NOTARY PUBLIC

AMANDA MCCURRY
COMMISSION #29528
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/15/2023

MY COMMISSION EXPIRES 4/15/2023

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. 2 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
MERIDIAN, ID



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