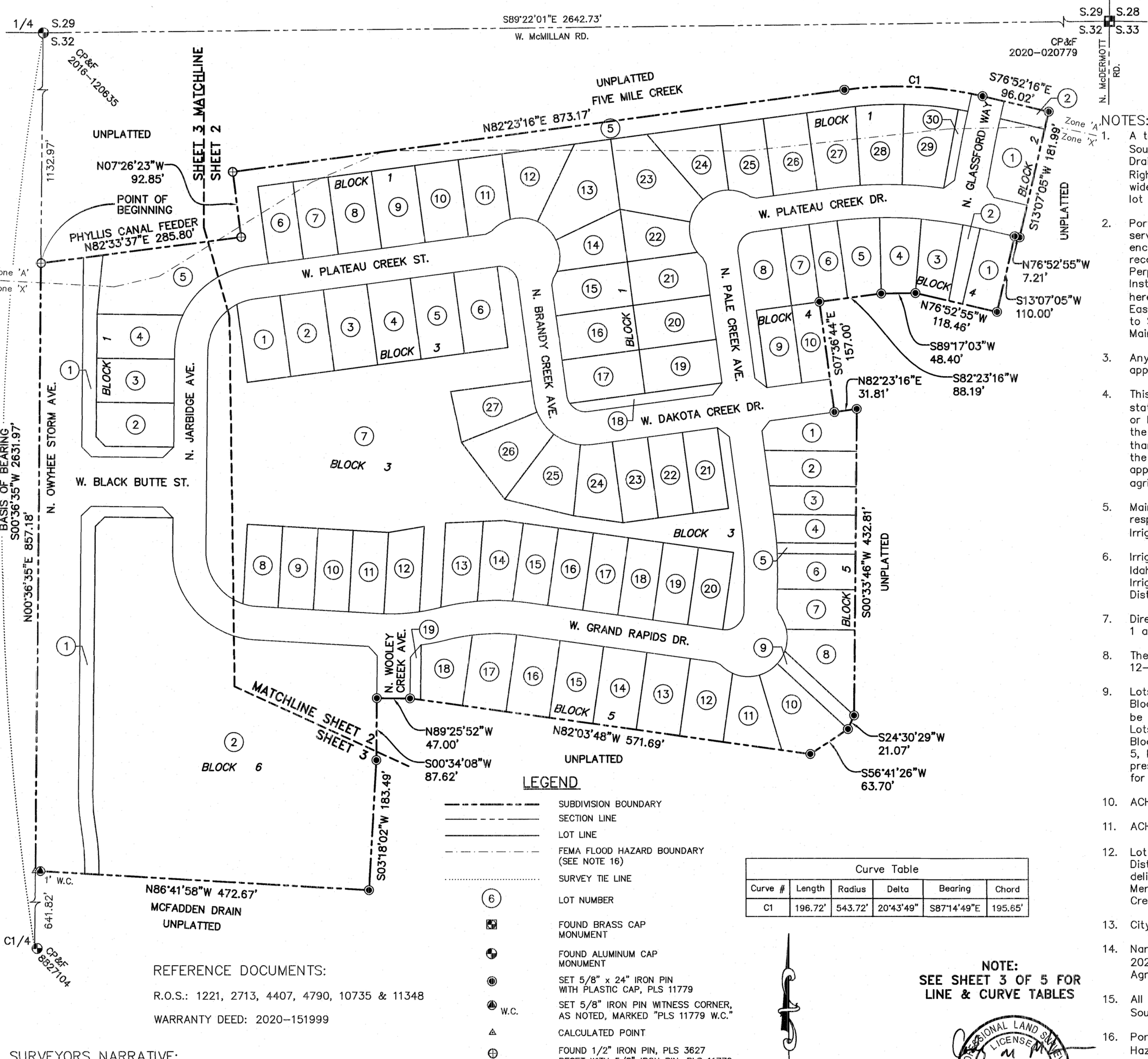


BK 121 PG 18878

PLAT SHOWING
**GANDER CREEK SOUTH
 SUBDIVISION NO. 1**
 LOCATED IN THE NE 1/4
 OF SECTION 32, T.4N., R.1W., BOISE, MERIDIAN,
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



- NOTES:
- A ten (10) foot wide Pressure Irrigation Easement in favor of the Gander Creek South Homeowners' Association and a Permanent Public Utilities and Property Drainage Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines unless otherwise shown. A five (5) foot wide Property Drainage Easement is hereby designated along each side of interior lot lines unless otherwise shown.
 - Portions of Lot 5, Block 1, Lot 1, Block 2, Lot 7, Block 3 and Lot 8, Block 4 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument No. 109053259 and 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 Settlers 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 Settlers Irrigation District.
 - Direct lot access to N. Owyhee Storm Ave. is prohibited with the exception for Lots 1 and 2, Block 6.
 - The bottom elevation of all structural footings shall be set a minimum of 12-inches above the highest established normal Ground Water Elevation.
 - Lots 1, 5, 18 & 30, Block 1, Lots 1 and 2, Block 2, Lot 7, Block 3, Lots 2 & 8, Block 4, Lots 5, 9 & 19, Block 5 and Lot 1, Block 6 are common lots which shall be owned and maintained by the Gander Creek South Homeowners' Association. Lots 1, 18 & 30, Block 1, Lot 2, Block 4, Lots 5, 9 & 19, Block 5 and Lot 1, Block 6 are subject to a blanket public utility and pressure irrigation easement. Lot 5, Block 1, Lots 1 and 2, Block 2 and Lot 8, Block 4 are subject to a blanket pressure irrigation easement. Lot 1, Block 6 shall have a blanket access easement for the benefit of Lot 2, Block 6.
 - ACHD Permanent Easement - See Inst. No. 2020-164343.
 - ACHD License Agreement - See Inst. No. 2021-008398.
 - Lot 5, Block 1 is subject to twenty-five (25) foot wide Nampa & Meridian Irrigation District Easement for Maintenance and Operation of the Five Mile Creek as delineated and referenced. Lot 2, Block 2 is subject to a blanket Nampa & Meridian Irrigation District Easement for Maintenance and Operation of the Five Mile Creek.
 - City of Meridian Easement - See Inst. No. 2021-025339
 - Nampa & Meridian Irrigation District License Agreement - See Inst. No. 2020-008114. Nampa & Meridian Irrigation District/Pioneer Irrigation District License Agreement - See Inst. No. 2020-021126.
 - All lots in this subdivision will be subject to the CC&R's for the Gander Creek South Homeowners' Association recorded in conjunction with this plat.
 - Portions of the subdivision are located within the FEMA determined Special Flood Hazard Zone "A" and Zone "X" per Firm Panel No. 16001C0140J, effective date 06/19/2020 and approximately shown hereon. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by the City of Meridian.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- FEMA FLOOD HAZARD BOUNDARY (SEE NOTE 16)
- SURVEY TIE LINE
- ⑥ LOT NUMBER
- ⊠ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊙ SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- ⊙ W.C. SET 5/8" IRON PIN WITNESS CORNER, AS NOTED, MARKED "PLS 11779 W.C."
- △ CALCULATED POINT
- ⊕ FOUND 1/2" IRON PIN, PLS 3627 RESET WITH 5/8" IRON PIN, PLS 11779

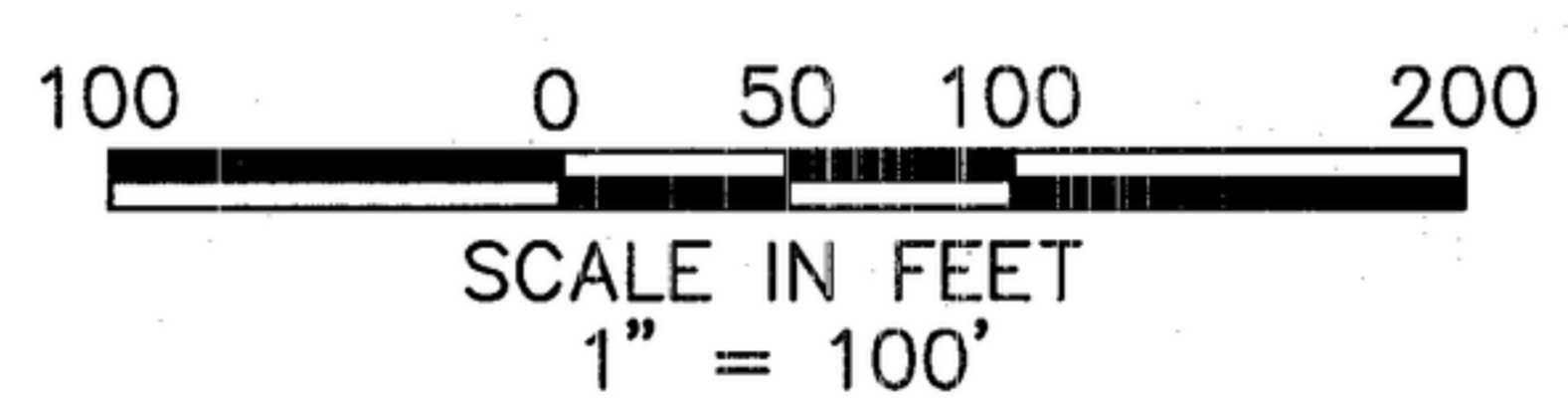
Curve Table

| Curve # | Length | Radius | Delta | Bearing | Chord |
|---------|---------|---------|-----------|-------------|---------|
| C1 | 196.72' | 543.72' | 20°43'49" | S87°14'49"E | 195.65' |

NOTE:
 SEE SHEET 3 OF 5 FOR
 LINE & CURVE TABLES



CODY M. MCCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704



REFERENCE DOCUMENTS:
 R.O.S.: 1221, 2713, 4407, 4790, 10735 & 11348
 WARRANTY DEED: 2020-151999

SURVEYORS NARRATIVE:

The purpose of this survey is to subdivide the property shown hereon. The property is portion of the property shown on Record of Survey No. 1221, recorded on March 28, 1988 as Instrument No. 8814015, records of Ada County, Idaho. the record bearing of S00°36'35"W as shown on Record of Survey No. 10735 recorded on December 13, 2016 as Instrument No. 2016-120640, records of Ada County, Idaho was used for the north-south centerline of Section 32, T.4N., R.1W. B.M., Ada County, Idaho, and the basis of bearing for this plat. The monuments found per said Record of Survey No. 1221 are in substantial agreement and were held as controlling corners to establish the northerly, southerly and westerly subdivision boundary lines. The easterly subdivision boundary line is established by this plat.

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