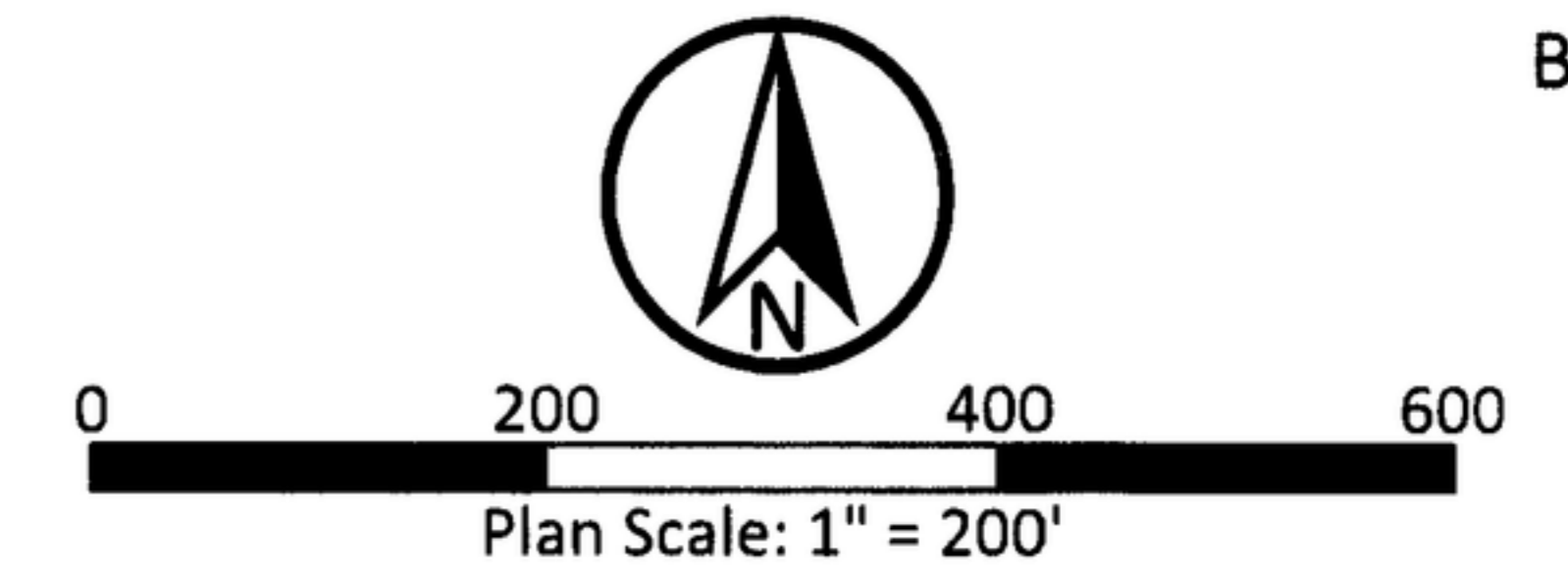


# PLAT OF Prescott Ridge Subdivision No. 1

A PARCEL OF LAND BEING A PORTION OF LOTS 18 AND 19, BLOCK 1 OF PEREGRINE HEIGHTS  
SUBDIVISION, AND UNPLATTED LAND SITUATED IN THE NORTHWEST 1/4, NORTHEAST 1/4 AND  
SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO.  
2023



**SHEET INDEX**

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 - DETAIL PLAT MAP
- SHEET 3 - DETAIL PLAT MAP AND LINE AND CURVE TABLES
- SHEET 4 - DETAIL PLAT MAP
- SHEET 5 - DETAIL PLAT MAP AND NOTES
- SHEET 6 - CERTIFICATE OF OWNERS
- SHEET 7 - CERTIFICATES AND APPROVALS

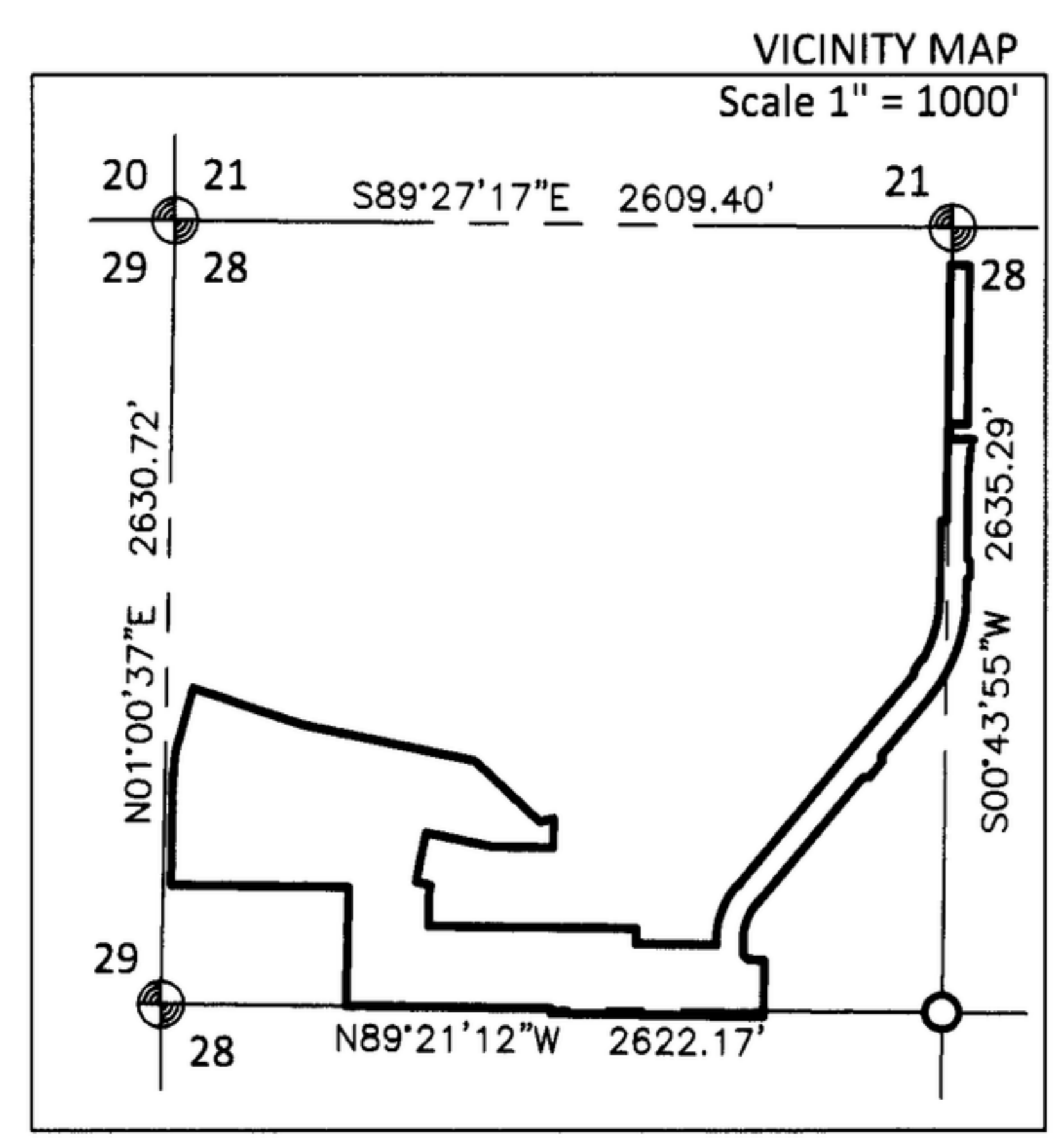
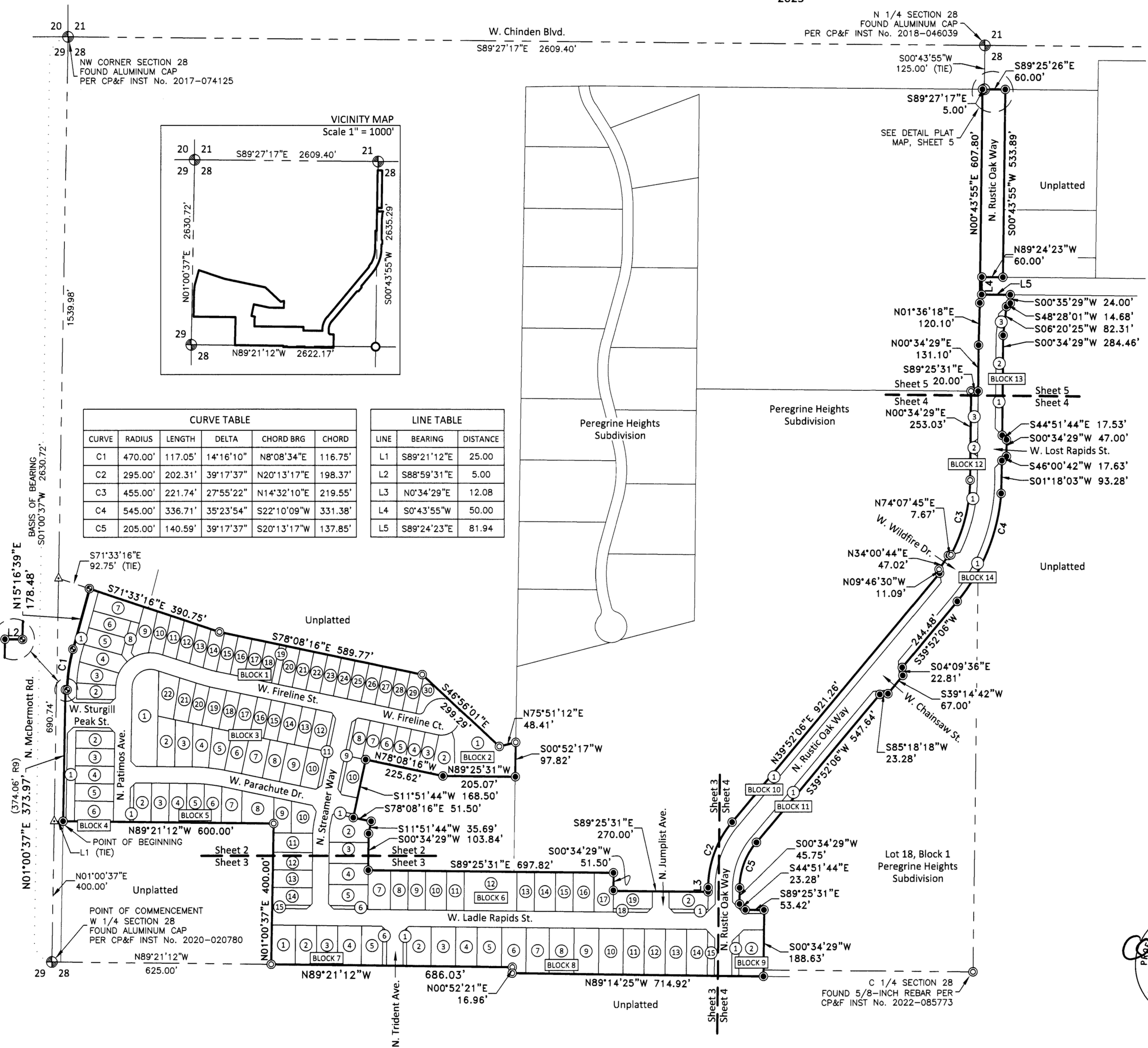
- REFERENCES**
- R1. PLAT OF PEREGRINE HEIGHTS SUBDIVISION, BOOK 68 OF PLATS AT PAGES 7026 AND 7027, RECORDS OF ADA COUNTY, IDAHO.
  - R2. RECORD OF SURVEY No. 13153, RECORDS OF ADA COUNTY, IDAHO.
  - R3. RECORD OF SURVEY No. 13704, RECORDS OF ADA COUNTY, IDAHO.
  - R4. PLAT OF THE OAKS NORTH SUBDIVISION No. 6, BOOK 120 OF PLATS AT PAGES 18759-18762, RECORDS OF ADA COUNTY, IDAHO.
  - R5. RECORD OF SURVEY No. 770, RECORDS OF ADA COUNTY, IDAHO.
  - R6. RECORD OF SURVEY No. 1767, RECORDS OF ADA COUNTY, IDAHO.
  - R7. RECORD OF SURVEY No. 9358, RECORDS OF ADA COUNTY, IDAHO.
  - R8. RECORD OF SURVEY No. 10034, RECORDS OF ADA COUNTY, IDAHO.
  - R9. DEED FOR RIGHT-OF-WAY DEDICATION PER INST. No. 2021-119927, RECORDS OF ADA COUNTY, IDAHO.

**LEGEND**

- ALUMINUM CAP AS NOTED
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET BRASS PLUG (WITH MAGNET INSERT) MARKED "ALB PLS 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ZERO LOT LINE, NO INTERIOR LOT LINE EASEMENT (SEE NOTE 10)
- ACHD EASEMENT (SEE NOTE 15)
- GRAVITY IRRIGATION EASEMENT PER INST. No. 2023-010860
- RECORD DATA PER REFERENCE (R9)

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	470.00'	117.05'	14°16'10"	N8°08'34"E	116.75'
C2	295.00'	202.31'	39°17'37"	N20°13'17"E	198.37'
C3	455.00'	221.74'	27°55'22"	N14°32'10"E	219.55'
C4	545.00'	336.71'	35°23'54"	S22°10'09"W	331.38'
C5	205.00'	140.59'	39°17'37"	S20°13'17"W	137.85'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°21'12"E	25.00'
L2	S88°59'31"E	5.00'
L3	N0°34'29"E	12.08'
L4	S0°43'55"W	50.00'
L5	S89°24'23"E	81.94'



Developer  
**Prescott Ridge Properties, LLC.**  
Meridian, Idaho

