

PLAT OF
Prescott Ridge Subdivision No. 1

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND SITUATED IN A PORTION OF LOTS 18 AND 19, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION (BOOK 68 OF PLATS, PAGES 7,026-7,027, RECORDS OF ADA COUNTY, IDAHO) AND PORTIONS OF THE NORTHWEST 1/4, THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 28, WHICH BEARS S01°00'37"W A DISTANCE OF 2,630.72 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 28;
THENCE FOLLOWING THE WESTERLY LINE OF SAID NORTH 1/2, N01°00'37"E A DISTANCE OF 400.00 FEET;
THENCE LEAVING SAID WESTERLY LINE, S89°21'12"E A DISTANCE OF 25.00 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF N. MCDERMOTT RD. AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1. N01°00'37"E A DISTANCE OF 373.97 FEET TO A SET 5/8-INCH REBAR;
 - 2. S88°59'31"E A DISTANCE OF 5.00 FEET TO A SET BRASS PLUG;
 - 3. 117.05 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 14°16'10", A CHORD BEARING OF N08°08'34"E AND A CHORD DISTANCE OF 116.75 FEET TO A SET BRASS PLUG;
 - 4. N15°16'39"E A DISTANCE OF 178.48 FEET TO A SET BRASS PLUG;
- THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S71°33'16"E A DISTANCE OF 390.75 FEET TO A FOUND 5/8-INCH REBAR;
THENCE S78°08'16"E A DISTANCE OF 589.77 FEET TO A FOUND 5/8-INCH REBAR;
THENCE S46°56'01"E A DISTANCE OF 299.29 FEET TO A FOUND 5/8-INCH REBAR;
THENCE N75°51'12"E A DISTANCE OF 48.41 FEET TO A FOUND 5/8-INCH REBAR ON THE WESTERLY LINE OF LOT 18, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION;
THENCE FOLLOWING SAID WESTERLY LOT LINE, S00°52'17"W A DISTANCE OF 97.82 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING SAID WESTERLY LOT LINE, N89°25'31"W A DISTANCE OF 205.07 FEET TO A SET 5/8-INCH REBAR;
THENCE N78°08'16"W A DISTANCE OF 225.62 FEET TO A SET 5/8-INCH REBAR;
THENCE S11°51'44"W A DISTANCE OF 168.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S78°08'16"E A DISTANCE OF 51.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S11°51'44"W A DISTANCE OF 35.69 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°34'29"W A DISTANCE OF 103.84 FEET TO A SET 5/8-INCH REBAR;
THENCE S89°25'31"E A DISTANCE OF 697.82 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°34'29"W A DISTANCE OF 51.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S89°25'31"E A DISTANCE OF 270.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°34'29"E A DISTANCE OF 12.08 FEET TO A SET 5/8-INCH REBAR;
THENCE 202.31 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 39°17'37", A CHORD BEARING OF N20°13'17"E, AND A CHORD DISTANCE OF 198.37 FEET TO A SET 5/8-INCH REBAR;
THENCE N39°52'06"E A DISTANCE OF 921.26 FEET TO A SET 5/8-INCH REBAR;
THENCE N09°46'30"W A DISTANCE OF 11.09 FEET TO A SET 5/8-INCH REBAR;
THENCE N34°00'44"E A DISTANCE OF 47.02 FEET TO A SET 5/8-INCH REBAR;
THENCE N74°07'45"E A DISTANCE OF 7.67 FEET TO A SET 5/8-INCH REBAR;
THENCE 221.74 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 455.00 FEET, A DELTA ANGLE OF 27°55'22", A CHORD BEARING OF N14°32'10"E, AND A CHORD DISTANCE OF 219.55 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°34'29"E A DISTANCE OF 253.03 FEET TO A FOUND 5/8-INCH REBAR;
THENCE S89°25'31"E A DISTANCE OF 20.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°34'29"E A DISTANCE OF 131.10 FEET TO A SET 5/8-INCH REBAR;
THENCE N01°36'18"E A DISTANCE OF 120.10 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°43'55"E A DISTANCE OF 607.80 FEET TO A SET 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. CHINDEN BLVD.;
THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. S89°27'17"E A DISTANCE OF 5.00 FEET TO A FOUND ALUMINUM CAP;
2. S89°25'26"E A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°43'55"W A DISTANCE OF 533.89 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°24'23"W A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°43'55"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S89°24'23"E A DISTANCE OF 81.94 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°35'29"W A DISTANCE OF 24.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S48°28'01"W A DISTANCE OF 14.68 FEET TO A SET 5/8-INCH REBAR;
THENCE S06°20'25"W A DISTANCE OF 82.31 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°34'29"W A DISTANCE OF 284.46 FEET TO A SET 5/8-INCH REBAR;
THENCE S44°51'44"E A DISTANCE OF 17.53 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°34'29"W A DISTANCE OF 47.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S46°00'42"W A DISTANCE OF 17.63 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°18'03"W A DISTANCE OF 93.28 FEET TO A SET 5/8-INCH REBAR;
THENCE 336.71 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 545.00 FEET, A DELTA ANGLE OF 35°23'54", A CHORD BEARING OF S22°10'09"W, AND A CHORD DISTANCE OF 331.38 FEET TO A SET 5/8-INCH REBAR;
THENCE S39°52'06"W A DISTANCE OF 244.48 FEET TO A SET 5/8-INCH REBAR;
THENCE S04°09'36"E A DISTANCE OF 22.81 FEET TO A SET 5/8-INCH REBAR;
THENCE S39°14'42"W A DISTANCE OF 67.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S85°18'18"W A DISTANCE OF 23.28 FEET TO A SET 5/8-INCH REBAR;
THENCE S39°52'06"W A DISTANCE OF 547.64 FEET TO A SET 5/8-INCH REBAR;
THENCE 140.59 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A DELTA ANGLE OF 39°17'37", A CHORD BEARING OF S20°13'17"W, AND A CHORD DISTANCE OF 137.85 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°34'29"W A DISTANCE OF 45.75 FEET TO A SET 5/8-INCH REBAR;
THENCE S44°51'44"E A DISTANCE OF 23.28 FEET TO A SET 5/8-INCH REBAR;
THENCE S89°25'31"E A DISTANCE OF 53.42 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°34'29"W A DISTANCE OF 188.63 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°14'25"W A DISTANCE OF 714.92 FEET TO A FOUND 5/8-INCH REBAR;
THENCE N00°52'21"E A DISTANCE OF 16.96 FEET TO A FOUND 5/8-INCH REBAR ON THE SOUTHERLY LINE OF SAID NORTHWEST 1/4;
THENCE FOLLOWING SAID SOUTHERLY LINE, N89°21'12"W A DISTANCE OF 686.03 FEET TO A FOUND 5/8-INCH REBAR;
THENCE LEAVING SAID SOUTHERLY LINE, N01°00'37"E A DISTANCE OF 400.00 FEET TO A FOUND 5/8-INCH REBAR;
THENCE N89°21'12"W A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 26.749 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID 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. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN 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.

Mitchell S. Armuth
MITCHELL S. ARMUTH, AUTHORIZED AGENT
PRESCOTT RIDGE PROPERTIES, LLC. (BY ITS SUCCESSOR
BY MERGER, HUBBLE HOMES, LLC, AN IDAHO LIMITED
LIABILITY COMPANY)

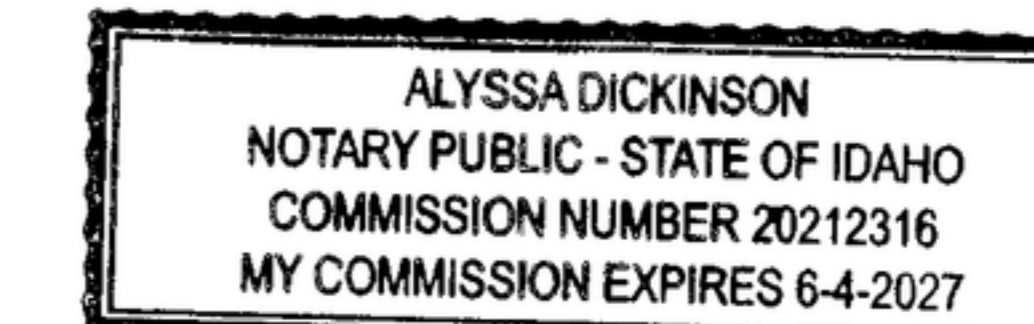
ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON December 14th, 2023, BY MITCHELL S. ARMUTH, AUTHORIZED AGENT, PRESCOTT RIDGE PROPERTIES, LLC. (BY ITS SUCCESSOR BY MERGER, HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY)

Alyssa Dickinson
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 6-4-2027



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 PRESCOTT RIDGE SUBDIVISION No. 1 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
Prescott Ridge
Properties, LLC.
Meridian, Idaho

