

PLAT OF
Prescott Ridge 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 PARCEL OF LAND BEING A PORTION OF LOT 18, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION (BOOK 68, PAGES 7026-7027, RECORDS OF ADA COUNTY, IDAHO) AND UNPLATTED LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH REBAR MARKING THE CENTER 1/4 CORNER OF SAID SECTION 28, WHICH BEARS S00°43'55"W A DISTANCE OF 2,635.29 FEET FROM AN ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 28, THENCE FOLLOWING THE SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION No. 6 (BOOK 120, PAGES 18759-18762, RECORDS OF ADA COUNTY, IDAHO) THE FOLLOWING EIGHT (8) COURSES:

1. S00°43'51"W A DISTANCE OF 24.35 FEET (FORMERLY S00°45'06"W A DISTANCE OF 24.36 FEET) TO A 5/8-INCH REBAR;
2. S53°05'53"W A DISTANCE OF 16.53 FEET (FORMERLY S53°05'48"W A DISTANCE OF 16.54 FEET) TO A 5/8-INCH REBAR;
3. N78°07'38"W (FORMERLY N78°07'43"W) A DISTANCE OF 19.68 FEET TO A 5/8-INCH REBAR;
4. S89°18'46"W (FORMERLY S89°18'41"W) A DISTANCE OF 45.49 FEET TO A 5/8-INCH REBAR;
5. N86°14'49"W (FORMERLY N86°14'54"W) A DISTANCE OF 63.62 FEET TO A 5/8-INCH REBAR;
6. N88°50'04"W (FORMERLY N88°50'09"W) A DISTANCE OF 85.57 FEET TO A 5/8-INCH REBAR;
7. N80°59'54"W (FORMERLY N80°59'59"W) A DISTANCE OF 36.69 FEET TO A 5/8-INCH REBAR;
8. N70°27'41"W (FORMERLY N70°27'46"W) A DISTANCE OF 23.03 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION No. 12 (BOOK 128, PAGES 20776-20779, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION No. 6 AND FOLLOWING SAID SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION No. 12 THE FOLLOWING FIVE (5) COURSES:

1. N70°27'41"W (FORMERLY N70°27'46"W) A DISTANCE OF 2.61 FEET TO A 5/8-INCH REBAR;
2. S89°15'00"W (FORMERLY S89°14'55"W) A DISTANCE OF 20.04 FEET TO A 5/8-INCH REBAR;
3. N86°53'39"W (FORMERLY N86°53'44"W) A DISTANCE OF 189.53 FEET TO A 5/8-INCH REBAR;
4. S64°04'03"W (FORMERLY S64°03'58"W) A DISTANCE OF 27.64 FEET TO A 5/8-INCH REBAR;
5. N89°14'25"W (FORMERLY N89°14'34"E) A DISTANCE OF 74.60 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF PRESCOTT RIDGE SUBDIVISION No. 1;

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION No. 12 AND FOLLOWING SAID SUBDIVISION BOUNDARY OF PRESCOTT RIDGE SUBDIVISION No. 1 THE FOLLOWING TEN (10) COURSES:

1. N00°34'29"E A DISTANCE OF 188.63 FEET TO A 5/8-INCH REBAR;
2. N89°25'31"W A DISTANCE OF 53.42 FEET TO A 5/8-INCH REBAR;
3. N44°51'44"W A DISTANCE OF 23.28 FEET TO A 5/8-INCH REBAR;
4. N00°34'29"E A DISTANCE OF 45.75 FEET TO A 5/8-INCH REBAR;
5. 140.59 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A DELTA ANGLE OF 39°17'37", A CHORD BEARING OF N20°13'17"E AND A CHORD DISTANCE OF 137.85 FEET TO A 5/8-INCH REBAR;
6. N39°52'06"E A DISTANCE OF 547.64 FEET TO A 5/8-INCH REBAR;
7. N85°18'18"E A DISTANCE OF 23.28 FEET TO A 5/8-INCH REBAR;
8. N39°14'42"E A DISTANCE OF 67.00 FEET TO A 5/8-INCH REBAR;
9. N04°09'36"W A DISTANCE OF 22.81 FEET TO A 5/8-INCH REBAR;
10. N39°52'06"E A DISTANCE OF 223.60 FEET TO A 5/8-INCH REBAR ;

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF PRESCOTT RIDGE SUBDIVISION No.1 , S50°07'54"E A DISTANCE OF 158.50 FEET TO A 5/8-INCH REBAR ;

THENCE S39°52'06"W A DISTANCE OF 2.89 FEET TO A 5/8-INCH REBAR;
THENCE S49°32'43"E A DISTANCE OF 60.00 FEET TO A 5/8-INCH REBAR;
THENCE S61°22'39"E A DISTANCE OF 48.25 FEET TO A 5/8-INCH REBAR ;
THENCE S77°58'17"E A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR ;
THENCE N00°34'29"E A DISTANCE OF 21.40 FEET TO A 5/8-INCH REBAR ;
THENCE S89°25'31"E A DISTANCE OF 158.50 FEET TO A 5/8-INCH REBAR ;
THENCE S00°34'29"W A DISTANCE OF 8.50 FEET TO A 5/8-INCH REBAR;
THENCE S89°25'31"E A DISTANCE OF 111.68 FEET TO A 5/8-INCH REBAR;
THENCE S00°36'17"W A DISTANCE OF 343.09 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION No. 9 (BOOK 123, PAGES 19476-19478, RECORDS OF ADA COUNTY, IDAHO) ;
THENCE FOLLOWING SAID SUBDIVISION BOUNDARY, N77°58'17"W (FORMERLY N77°58'14"W) A DISTANCE OF 527.69 FEET TO THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 TO A 5/8-INCH REBAR;
THENCE FOLLOWING SAID SUBDIVISION BOUNDARY, SAID EASTERLY LINE AND SAID SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION No. 6, S00°43'55"W (FORMERLY S00°43'58"W) A DISTANCE OF 625.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.438 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 ERECTED 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.


AUSTIN EDWARDS, AUTHORIZED AGENT
HUBBLE HOMES, LLC

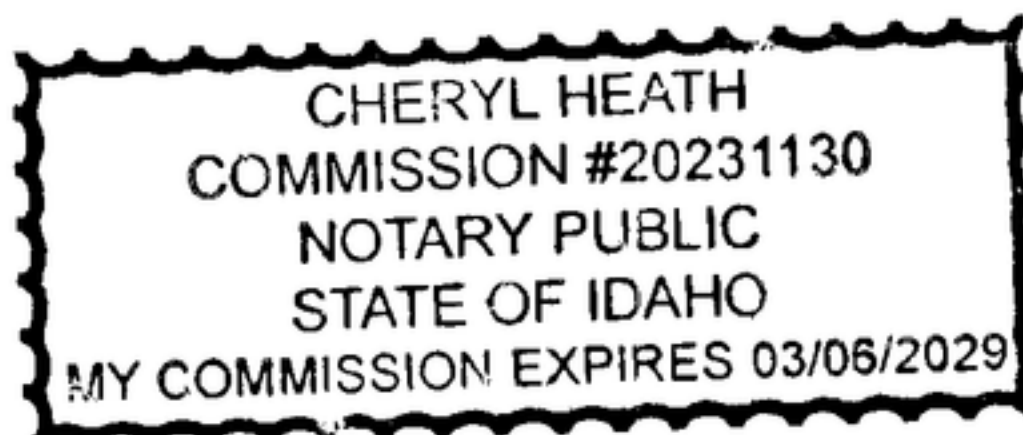
ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON November 14th, 2024, BY AUSTIN EDWARDS, AUTHORIZED AGENT OF HUBBLE HOMES, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 03-06-2029



NOTES

1. THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM SETTLERS IRRIGATION DISTRICT AND NAMPA MERIDIAN 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 AND NAMPA MERIDIAN IRRIGATION DISTRICT.
4. 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".
5. LOTS 10, 22 AND 33, BLOCK 9, LOTS 2 AND 16, BLOCK 11, LOT 2, BLOCK 14, LOT 7, BLOCK 15, AND LOT 1, BLOCK 16 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PRESCOTT RIDGE HOMEOWNERS ASSOCIATION, INC. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE, GRAVITY IRRIGATION AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
6. LOT 10, BLOCK 9 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 11 AND 12, BLOCK 9 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT AS REQUIRED BY MERIDIAN CITY CODE. THE COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. UNLESS SHOWN OTHERWISE, ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
8. UNLESS SHOWN OTHERWISE, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
9. UNLESS SHOWN OTHERWISE, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
10. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
11. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
12. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2024-011656, AND MAY BE AMENDED FROM TIME TO TIME.
13. DIRECT LOT ACCESS FROM N. RUSTIC OAK WAY IS PROHIBITED.
14. A PORTION OF LOTS 32 AND 33, BLOCK 9 AND A PORTION OF LOT 7, BLOCK 15 AND ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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.
15. THIS PLAT IS SUBJECT TO AN ACHD TEMPORARY LICENSE AGREEMENT PER INSTRUMENT No. 2024-014754, OF ADA COUNTY RECORDS.
16. AS SHOWN HEREON, LOTS 22-33, BLOCK 9 ARE SUBJECT TO AN EASEMENT FOR GRAVITY IRRIGATION IN FAVOR OF AND MAINTAINED BY THE PRESCOTT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.

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. 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
HUBBLE HOMES, LLC
MERIDIAN, IDAHO


5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com