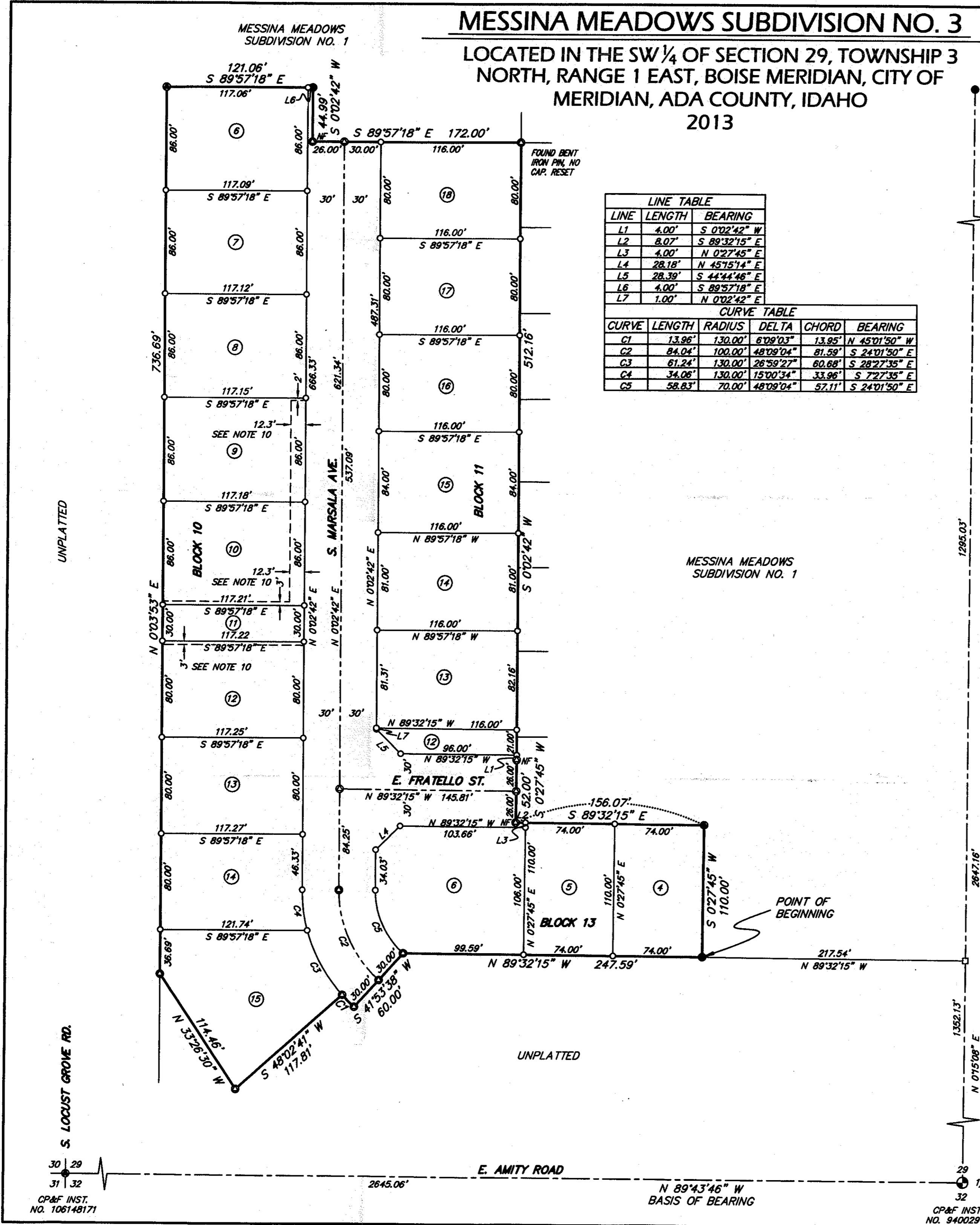


# MESSINA MEADOWS SUBDIVISION NO. 3

LOCATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2013



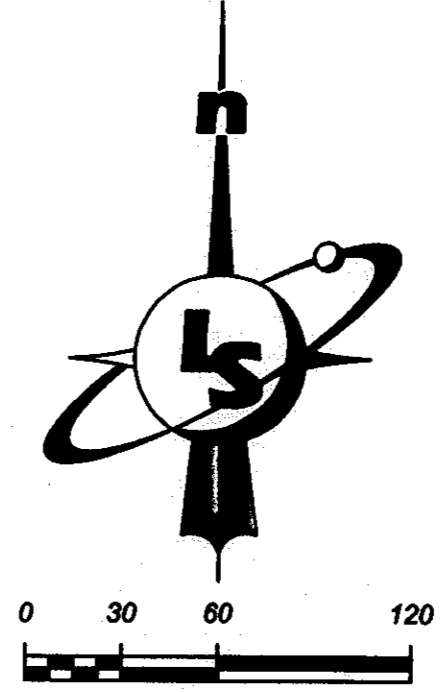
**LINE TABLE**

LINE	LENGTH	BEARING
L1	4.00'	S 0°02'42" W
L2	8.07'	S 89°32'15" E
L3	4.00'	N 0°27'45" E
L4	28.18'	N 45°15'14" E
L5	28.39'	S 44°44'46" E
L6	4.00'	S 89°57'18" E
L7	1.00'	N 0°02'42" E

**CURVE TABLE**

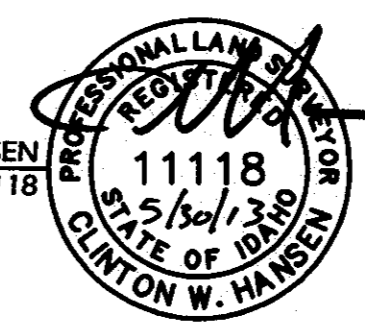
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	13.96'	130.00'	6°09'03"	13.95'	N 45°01'50" W
C2	84.04'	100.00'	48°09'04"	81.59'	S 24°01'50" E
C3	61.24'	130.00'	26°59'27"	60.68'	S 28°27'35" E
C4	34.06'	130.00'	15°00'34"	33.96'	S 72°27'35" E
C5	58.83'	70.00'	48°09'04"	57.11'	S 24°01'50" E

CP&F INST. NO. 106158906  
C 1/4 SW CORNER MESSINA HILLS NO. 2



- LEGEND**
- FOUND 5/8" IRON PIN WITH PLS 8444 PLASTIC CAP OR AS NOTED
  - FOUND 1/2" IRON PIN WITH PLS 8444 PLASTIC CAP OR AS NOTED
  - SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
  - SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
  - NF ORIGINAL CORNER NOT FOUND, RE-SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
  - ⊕ FOUND ALUMINUM CAP MONUMENT
  - CALCULATED POINT
  - SECTION LINE
  - - - CENTER LINE
  - ==== BOUNDARY LINE
  - ==== LOT LINE
  - - - EASEMENT LINE AS NOTED
  - ⑦ LOT NUMBER

- NOTES**
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF CUP-05-026 AS APPROVED BY MERIDIAN CITY. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN OR AS ALLOWED BY SAID CONDITIONAL USE PERMIT (CUP 05-026)
  - DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
  - THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
  - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
  - ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, MERIDIAN CITY STREET LIGHTS, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
  - UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
  - IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(b). NAMPA MERIDIAN IRRIGATION DISTRICT HAS ACCEPTED OWNERSHIP PER THAT CERTAIN "BILL OF SALE" RECORDED AS INSTRUMENT NO. 107026895, AND ASSUMES OPERATION AND MAINTENANCE OF THE PRESSURIZED IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MERIDIAN IRRIGATION DISTRICT.
  - MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
  - LOT 11 OF BLOCK 10, AND LOT 12 OF BLOCK 11 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE TUSCANY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS
  - LOT 10, 11, AND 12 OF BLOCK 10, OR A PORTION OF SAID LOTS, 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, 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.
  - 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 WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
  - RESTRICTIVE COVENANTS IN THE TITLE OF "THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TUSCANY," WHICH INCLUDE THE PROPERTY OF MESSINA MEADOWS SUBDIVISION NO. 3 AS ANOTHER PHASE INTO THE PROPERTY COMMONLY KNOWN AS "TUSCANY," WILL BE IN EFFECT FOR THIS SUBDIVISION
  - ALL BUILDINGS AND IMPROVEMENTS ON ALL LOTS IN THIS SUBDIVISION SHALL COMPLY WITH THE MASTER GRADING AND DRAINAGE PLAN ON FILE WITH THE CITY OF MERIDIAN PUBLIC WORKS DEPARTMENT AND THE CITY OF MERIDIAN BUILDING DEPARTMENT.
  - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 113042069. THE PARKWAY STRIPS BETWEEN THE CURB AND SIDEWALK SHALL BE MAINTAINED BY THE ADJACENT LOT OWNERS.
  - THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 106017065, OFFICIAL RECORDS OF ADA COUNTY.



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**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: THAT BRIGHTON DEVELOPMENT, INC., DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS MESSINA MEADOWS SUBDIVISION NO. 3:

A PARCEL BEING LOCATED IN THE SW ¼ OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SW ¼, FROM WHICH A ½ INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SW ¼ BEARS N 89°43'53" W A DISTANCE OF 2645.06 FEET;

THENCE N 0°15'08" E ALONG THE EASTERLY BOUNDARY OF SAID SW ¼ A DISTANCE OF 1352.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF MESSINA MEADOWS SUBDIVISION NO. 1 AS SHOWN IN BOOK 97 OF PLATS ON PAGE 12176, RECORDS OF ADA COUNTY, IDAHO;

THENCE N 89°32'15" W ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 217.54 FEET TO A ½ INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 3 OF BLOCK 13 OF SAID MESSINA MEADOWS SUBDIVISION NO. 1 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHERLY BOUNDARY AND CONTINUING N 89°32'15" W A DISTANCE OF 247.59 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 41°53'38" W A DISTANCE OF 60.00 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE A DISTANCE OF 13.96 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 6°09'03" AND A LONG CHORD BEARING N 45°01'50" W A DISTANCE OF 13.95 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 48°02'41" W A DISTANCE OF 117.81 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE N 33°26'30" W A DISTANCE OF 114.46 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE N 0°03'53" E A DISTANCE OF 736.69 FEET TO A ½ INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 5 OF BLOCK 10 OF SAID MESSINA MEADOWS SUBDIVISION NO. 1;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID MESSINA MEADOWS SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE S 89°57'18" E A DISTANCE OF 121.06 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 0°02'42" W A DISTANCE OF 44.99 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 89°57'18" E A DISTANCE OF 172.00 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 0°02'42" W A DISTANCE OF 512.16 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 0°27'45" W A DISTANCE OF 52.00 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 89°32'15" E A DISTANCE OF 156.07 FEET TO A ½ INCH DIAMETER IRON PIN;

THENCE S 0°27'45" W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.33 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING SYSTEM AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 20<sup>th</sup> DAY OF MAY 2013.

BRIGHTON DEVELOPMENT, INC., AN IDAHO CORPORATION.

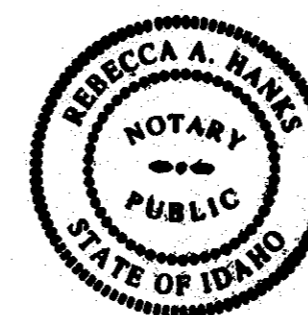
*David W. Turnbull*  
BY DAVID W. TURNBULL, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

ON THIS 20<sup>th</sup> DAY OF May, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN TO ME OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON DEVELOPMENT, INC., AN IDAHO CORPORATION, THE PERSON WHO EXECUTED THE FOREGOING 'CERTIFICATE OF OWNERS' AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES 10-6-2017

RESIDING AT Meridian  
*Rebecca A. Hanks*  
NOTARY PUBLIC FOR THE STATE OF IDAHO

**CERTIFICATE OF SURVEYOR**

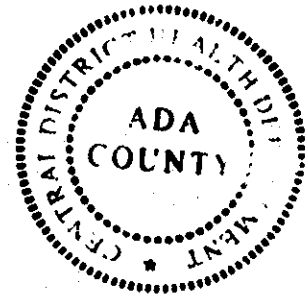
I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE 'CERTIFICATE OF OWNERS' WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



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HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Rai Badi, EHS 4/19/13
DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21 DAY OF February, 2012, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Handwritten signature for Meridian City Clerk and City of Meridian Seal

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Handwritten signature of City Engineer and date 5/29/13

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

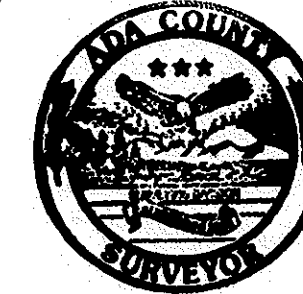
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 21 DAY OF April, 2013



Handwritten signature of Chairman, ADA County Highway District

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



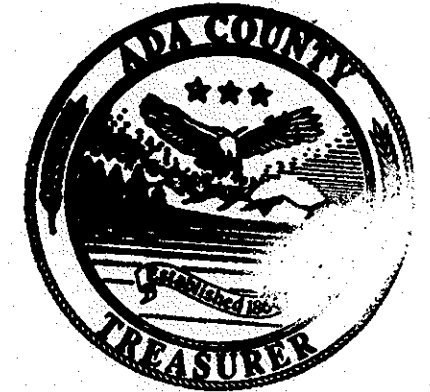
Handwritten signature of County Surveyor and date 6-5-2013

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: 6/5/2013

Handwritten signature of County Treasurer and Deputy Treasurer



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } s.s.
COUNTY OF ADA }

INSTRUMENT NO. 17062451

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 28 MINUTES PAST 10 O'CLOCK A.M. ON THIS 6th DAY OF JUNE, 2013, IN BOOK 105 OF PLATS AT PAGES 14325 THRU 14327

Handwritten signature of Deputy Recorder

Handwritten signature of Ex-officio Recorder

FEE: \$16.00

Professional Land Registrar Seal for Clinton W. Hansen, State of Idaho, dated 4/10/13, instrument 11118

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