

PLAN

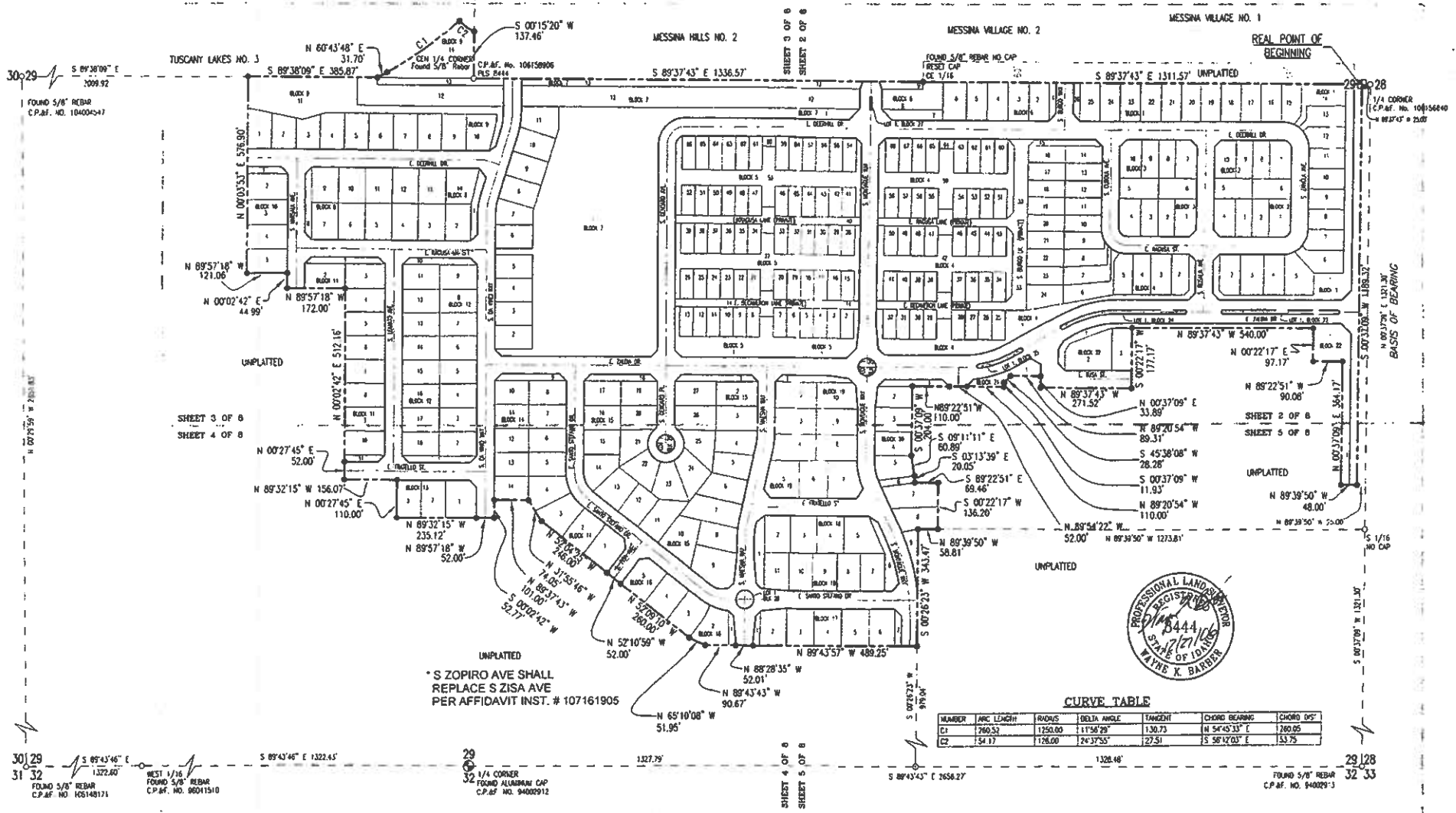
# MESSINA MEADOWS SUBDIVISION NO. 1

A RESUBDIVISION OF LOT 2, BLOCK 11,  
MESSINA HILLS SUBDIVISION NO. 2  
AND A PORTION OF THE SOUTH 1/2 OF  
SECTION 29 T.34N., R.1E., B.M. MERIDIAN, ADA  
COUNTY, IDAHO  
2006



- LEGEND**
- ⊠ REAL POINT OF BEGINNING, FOUND 5/8" REBAR WITH PLASTIC CAP
  - FOUND BRASS OR ALUMINUM CAP (AS NOTED)
  - SET 5/8"x30" REBAR WITH PLASTIC CAP
  - FOUND 5/8" REBAR-PLS NOTED
  - ⊙ CALCULATED POINT (NOT SET)
  - BOUNDARY LINE
  - - - SECTION LINE
  - · - · - RIGHT-OF-WAY LINE
  - · - - CENTERLINE
  - · - · - LOT LINE

\* E RAGUSA ST SHALL REPLACE E RAGUSA LN PER AFFIDAVIT INST. # 107007534

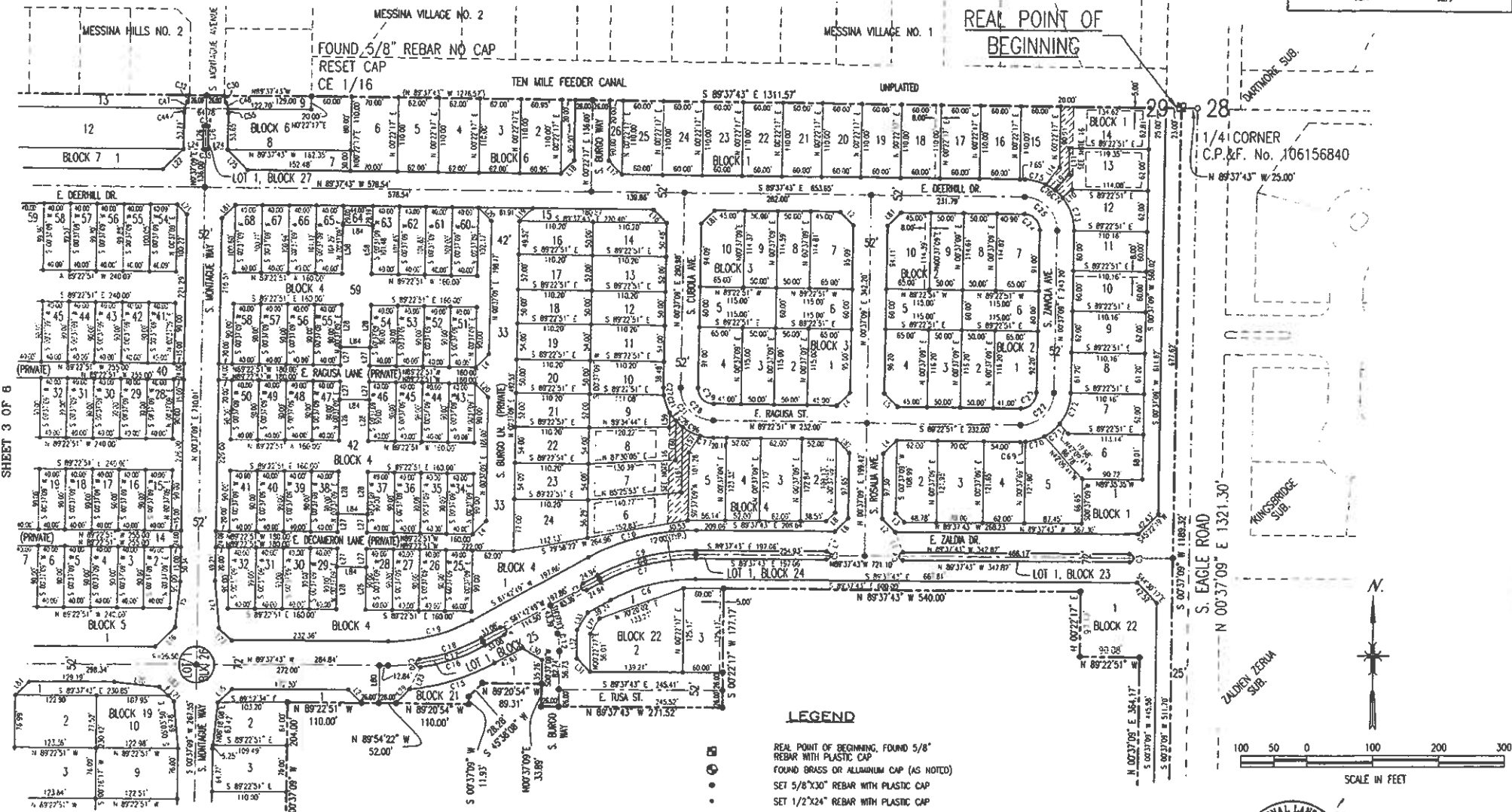
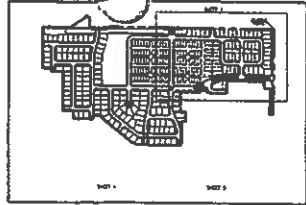


**CURVE TABLE**

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DIS
C1	760.53	1250.00	111°56'29"	130.73	N 54°45'33" E	760.05
C2	54.17	126.00	24°37'55"	27.51	S 56°42'03" E	53.75

# PL. OF MESSINA MEADOWS SUBDIVISION NO. 1

A RESUBDIVISION OF LOT 2, BLOCK 11,  
MESSINA HILLS SUBDIVISION NO. 2  
AND A PORTION OF THE SOUTH 1/2 OF  
SECTION 29 T.5N., R.1E., B.M. MERIDIAN, ADA  
COUNTY, IDAHO  
2006

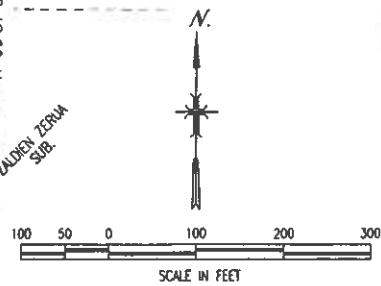


SHEET 3 OF 8

SHEET 5 OF 8

### LEGEND

- REAL POINT OF BEGINNING, FOUND 5/8" REBAR WITH PLASTIC CAP
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- SET 5/8"x30" REBAR WITH PLASTIC CAP
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- FOUND 5/8" REBAR - PLS NOTED
- CALCULATED POINT (NOT SET)
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- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT
- ACCESS EASEMENT - SEE NOTE 16
- BUILDING SETBACK

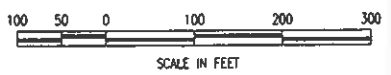
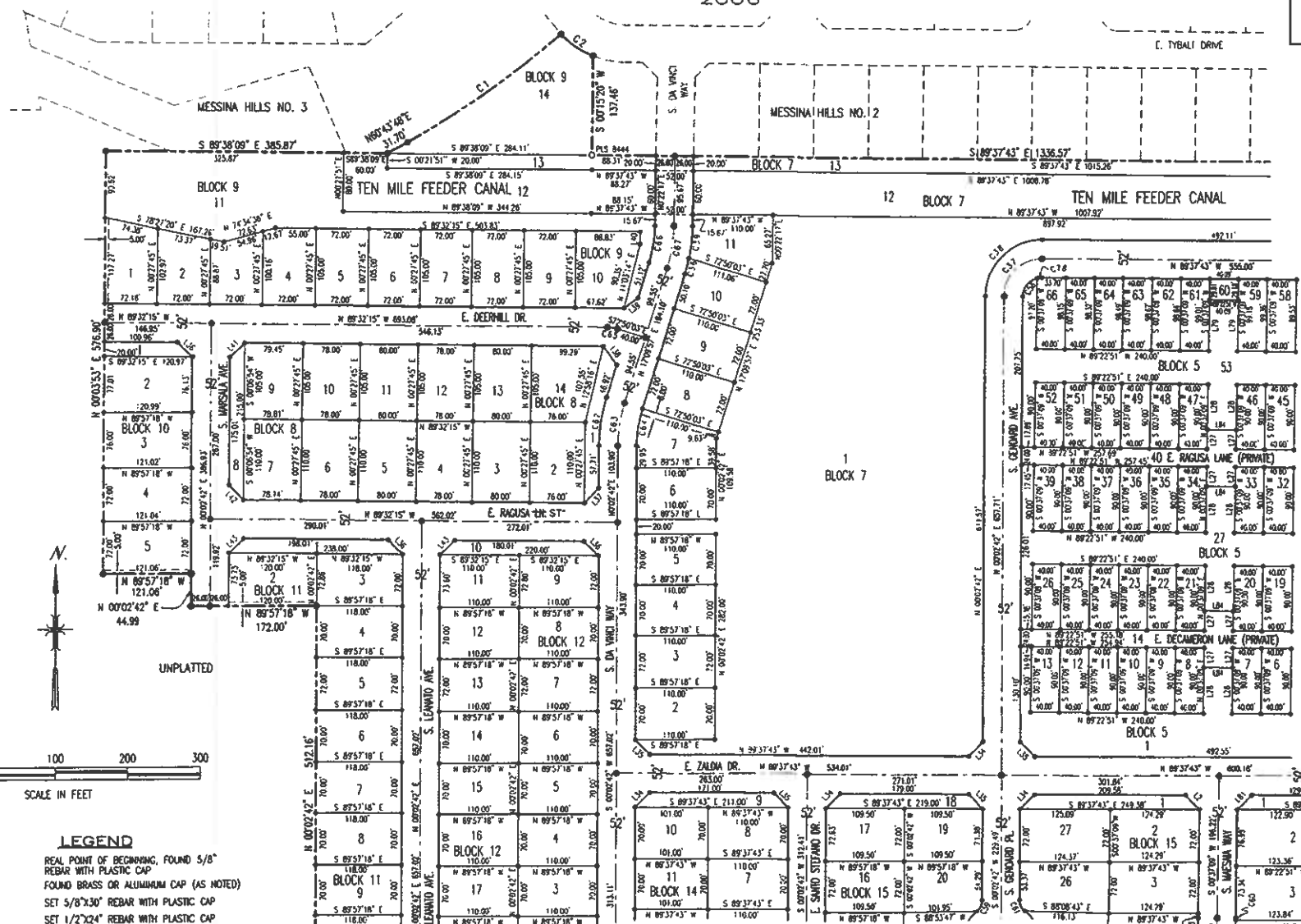
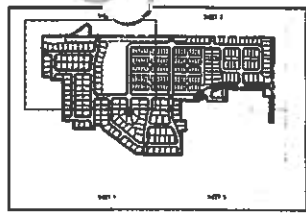


TUSCANY DEVELOPMENT  
DEVELOPER  
MERIDIAN, IDAHO

BRIGGS ENGINEERING, INC.  
CONSULTING ENGINEERS  
BOISE, IDAHO

# MESSINA MEADOWS SUBDIVISION NO. 1

A RESUBDIVISION OF LOT 2, BLOCK 11,  
MESSINA HILLS SUBDIVISION NO. 2  
AND A PORTION OF THE SOUTH 1/2 OF  
SECTION 29 T.3N., R.1E., B.M. MERIDIAN, ADA  
COUNTY, IDAHO  
2006



### LEGEND

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SHEET 4 OF 8

SHEET 2 OF 8

SHEET 5 OF 8

TUSCANY DEVELOPMENT  
DEVELOPER  
MERIDIAN IDAHO

BRIGGS ENGINEERING, INC.  
CONSULTING ENGINEERS  
ROISE IDAHO



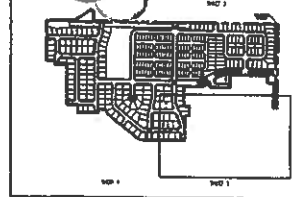


EX 97 PG 17

PLAN OF

# MESSINA MEADOWS SUBDIVISION NO. 1

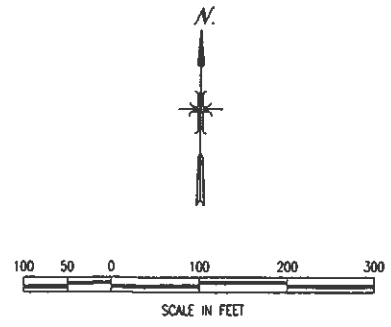
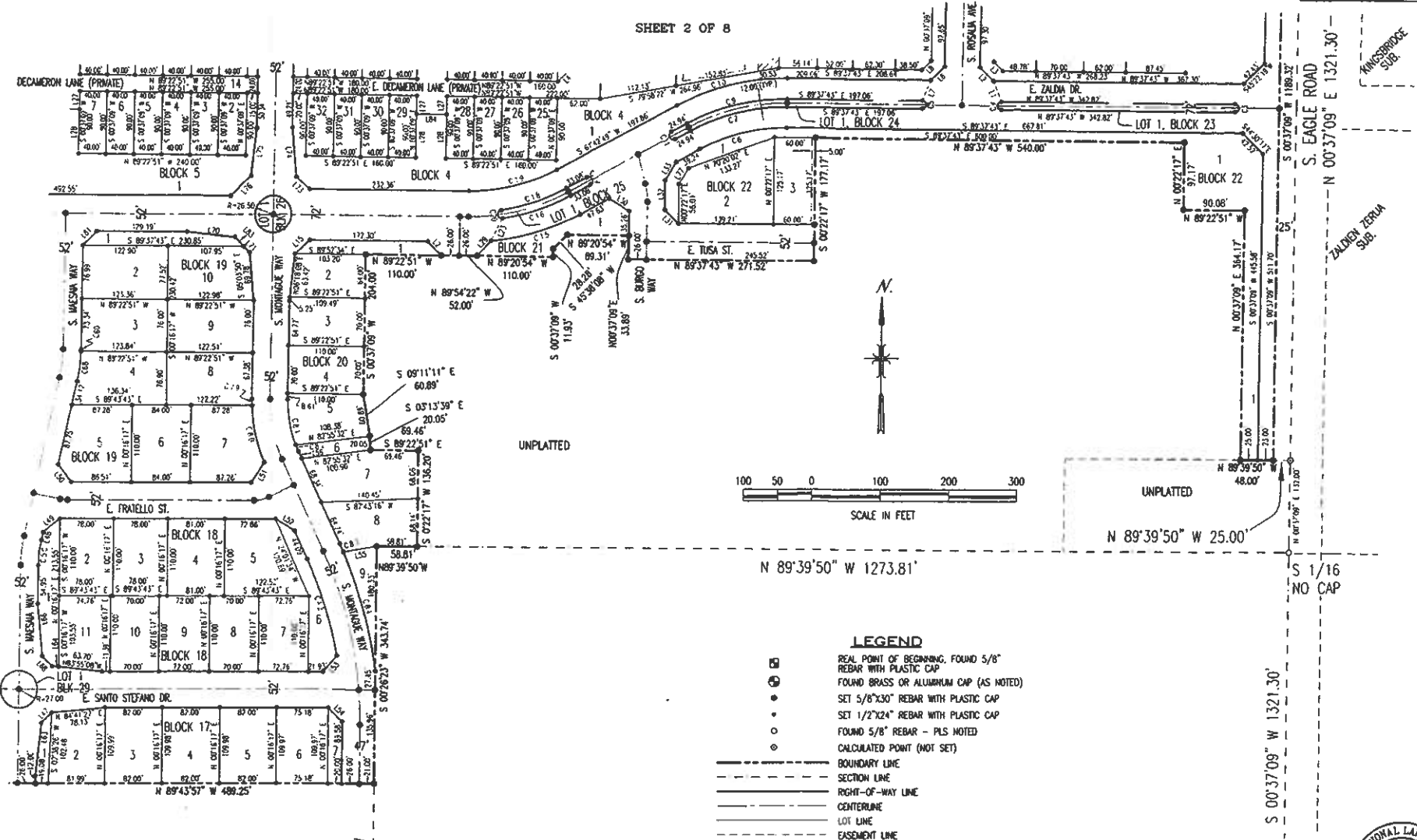
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MESSINA HILLS SUBDIVISION NO. 2  
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SECTION 29 T.3N., R.1E., B.M. MERIDIAN, ADA  
COUNTY, IDAHO  
2006



SHEET 2 OF 8

SHEET 3 OF 8

SHEET 4 OF 8



### LEGEND

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\* AFFIDAVIT 107608834  
RECORD OF SURVEY 7748  
INSTRUMENT NO 107608754  
SHOWS THE CENTERLINE DATA FOR  
THIS PLAN



TUSCANY DEVELOPMENT  
DEVELOPER  
MERIDIAN, IDAHO

BRIGGS ENGINEERING, INC.  
CONSULTING ENGINEERS  
BOISE, IDAHO

SHEET 5 OF 8  
50602-PL1.DWG 12/13/06 TRT



# MESSINA MEADOWS SUBDIVISION NO. 1

## CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS: THAT TUSCANY DEVELOPMENT, INC. ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, AND THE U.S. BUREAU OF RECLAMATION, DOES HEREBY CERTIFY THAT THEY THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(2); ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND BEING A RE-SUBDIVISION OF LOT 2, BLOCK 11, MESSINA HILLS SUBDIVISION NO. 2 AND A PORTION OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 (EAST 1/4 CORNER) OF SECTION 29, T. 3 N., R.1E., B.M., MERIDIAN, ADA COUNTY, IDAHO; THENCE N 89°37'43" W 25.00 FEET ALONG THE NORTH LINE OF SAID SE 1/4 TO A POINT ON THE WESTERLY RIGHT OF WAY OF S. EAGLE ROAD, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION.

THENCE S 00°37'09" W 1189.32 FEET ALONG SAID RIGHT OF WAY TO A POINT;  
 THENCE N 89°39'50" W 48.00 FEET TO A POINT;  
 THENCE N 00°37'09" E 364.17 FEET TO A POINT;  
 THENCE N 89°22'51" W 90.08 FEET TO A POINT;  
 THENCE N 00°22'17" E 97.17 FEET TO A POINT;  
 THENCE N 89°37'43" W 540.00 FEET TO A POINT;  
 THENCE S 00°22'17" W 177.17 FEET TO A POINT;  
 THENCE N 89°37'43" W 271.52 FEET TO A POINT;  
 THENCE N 00°37'09" E 33.89 FEET TO A POINT;  
 THENCE N 89°20'54" W 89.31 FEET TO A POINT;  
 THENCE S 45°38'08" W 28.28 FEET TO A POINT;  
 THENCE S 00°37'09" W 11.93 FEET TO A POINT;  
 THENCE N 89°20'54" W 110.00 FEET TO A POINT;  
 THENCE N 89°54'22" W 52.00 FEET TO A POINT;  
 THENCE N 89°22'51" W 110.00 FEET TO A POINT;  
 THENCE S 00°37'09" W 204.00 FEET TO A POINT;  
 THENCE S 09°11'11" E 60.89 FEET TO A POINT;  
 THENCE S 03°13'39" E 20.05 FEET TO A POINT;  
 THENCE N 89°22'51" E 69.48 FEET TO A POINT;  
 THENCE S 00°22'17" W 136.20 FEET TO A POINT;  
 THENCE N 89°39'50" W 58.81 FEET TO A POINT;  
 THENCE S 00°26'23" W 343.74 FEET TO A POINT;  
 THENCE N 89°43'57" W 489.25 FEET TO A POINT;  
 THENCE N 88°28'35" W 52.01 FEET TO A POINT;  
 THENCE N 89°43'43" W 90.67 FEET TO A POINT;  
 THENCE N 65°10'08" W 51.95 FEET TO A POINT;  
 THENCE N 52°09'10" W 260.00 FEET TO A POINT;  
 THENCE N 52°10'59" W 52.00 FEET TO A POINT;  
 THENCE N 52°04'25" W 246.00 FEET TO A POINT;  
 THENCE N 31°59'46" W 74.05 FEET TO A POINT;  
 THENCE N 89°37'43" W 191.00 FEET TO A POINT;  
 THENCE S 00°02'42" W 52.77 FEET TO A POINT;  
 THENCE N 89°57'18" W 52.00 FEET TO A POINT;  
 THENCE N 89°32'15" W 235.12 FEET TO A POINT;  
 THENCE N 00°27'45" E 110.00 FEET TO A POINT;  
 THENCE N 89°32'15" W 156.07 FEET TO A POINT;  
 THENCE N 00°27'45" E 52.00 FEET TO A POINT;  
 THENCE N 00°02'42" E 512.16 FEET TO A POINT;  
 THENCE N 89°57'18" W 172.00 FEET TO A POINT;  
 THENCE N 00°02'42" E 44.99 FEET TO A POINT;  
 THENCE N 89°57'18" W 121.06 FEET TO A POINT;  
 THENCE N 00°03'53" E 576.90 FEET TO A POINT ON THE BOUNDARY OF TUSCANY LAKES SUBDIVISION NO. 3;  
 THENCE ALONG SAID BOUNDARY S 89°38'09" E 385.87 FEET TO THE WESTERLY CORNER OF LOT 2, BLOCK 11, MESSINA HILLS SUBDIVISION NO. 2;  
 THENCE CONTINUING ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 11, THE FOLLOWING:  
 THENCE N 60°43'48" E 31.70 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE LEFT 260.52 FEET, SAID CURVE HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 11°56'29", TANGENTS OF 130.73 FEET, AND A CHORD WHICH BEARS N 54°45'33" E 260.05 FEET TO A POINT ON A CURVE, POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF E. TYBALT DRIVE;  
 THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT 54.17 FEET, SAID CURVE HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 24°37'55", TANGENTS OF 27.51 FEET, AND A CHORD WHICH BEARS S 56°12'03" E 53.75 FEET TO A POINT;  
 THENCE LEAVING SAID RIGHT OF WAY S 00°15'20" W 137.46 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29;  
 THENCE LEAVING THE BOUNDARY OF SAID LOT 2, BLOCK 11, S 89°37'43" E 1336.57 FEET ALONG THE SOUTH BOUNDARY OF MESSINA HILLS SUBDIVISION NO. 2 TO THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 (CE 1/16) OF SAID SECTION 29;  
 THENCE S 89°37'43" E 1311.57 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SE 1/4 TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

THIS SUBDIVISION CONTAINS 87.63 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS AND PRIVATE ROADS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 18 DAY OF December, 2006

GREG JOHNSON  
 GREG JOHNSON, PRESIDENT  
 TUSCANY DEVELOPMENT, INC.

## ACKNOWLEDGMENT

STATE OF IDAHO }  
 COUNTY OF ADA } SS

ON THIS 18 DAY OF December, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREG JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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

Maureen O. Bong  
 NOTARY PUBLIC FOR IDAHO  
 RESIDING AT BOISE, IDAHO  
 MY COMMISSION EXPIRES: 8/30/08



IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF December, 2006

Jerrold D. Gregg  
 JERROLD D. GREGG  
 SNAKE RIVER AREA MANAGER  
 U.S. BUREAU OF RECLAMATION

## ACKNOWLEDGMENT

STATE OF IDAHO }  
 COUNTY OF ADA } SS

ON THIS 18th DAY OF December, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JERROLD D. GREGG, KNOWN OR IDENTIFIED TO ME TO BE THE SNAKE RIVER AREA MANAGER, U.S. BUREAU OF RECLAMATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID U.S. BUREAU OF RECLAMATION, AND ACKNOWLEDGED TO ME THAT SUCH U.S. BUREAU OF RECLAMATION EXECUTED THE SAME.

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

Jennifer Moore  
 NOTARY PUBLIC FOR IDAHO  
 RESIDING AT BOISE, IDAHO  
 MY COMMISSION EXPIRES: 7.23.2011



## CERTIFICATE OF SURVEYOR

I, WAYNE K. BARBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND SHOWN HEREIN, HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID PLAT; AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING LAW.

WAYNE K. BARBER, P.L.S. 8444



# MESSINA MEADOWS SUBDIVISION NO. 1

### HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY THE 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.



Erin M. Ross  
DISTRICT HEALTH DEPARTMENT, EHS  
DATE: 5/16/06

### ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 20 DAY OF September 2006.



[Signature]  
CHAIRMAN  
ADA COUNTY HIGHWAY DISTRICT

### APPROVAL OF CITY ENGINEER

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

[Signature]  
CITY ENGINEER

### 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 ON THE 7 DAY OF February 2006 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature]  
MERIDIAN CITY CLERK

### CERTIFICATE OF COUNTY SURVEYOR

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

[Signature] 12-28-06  
COUNTY SURVEYOR PLS 970

### CERTIFICATE OF COUNTY TREASURER

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

[Signature] 2-28-06  
COUNTY TREASURER DATE

### CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 106201392  
STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Tuscany Development AT 06 MINUTES PAST 11 O'CLOCK AM. THIS 29th DAY OF December 2006 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 97 OF PLATS AT PAGES 12476 THROUGH 12483

[Signature] DEPUTY  
[Signature] EX-OFFICIO RECORDER

FEE: \$ 44.00

