

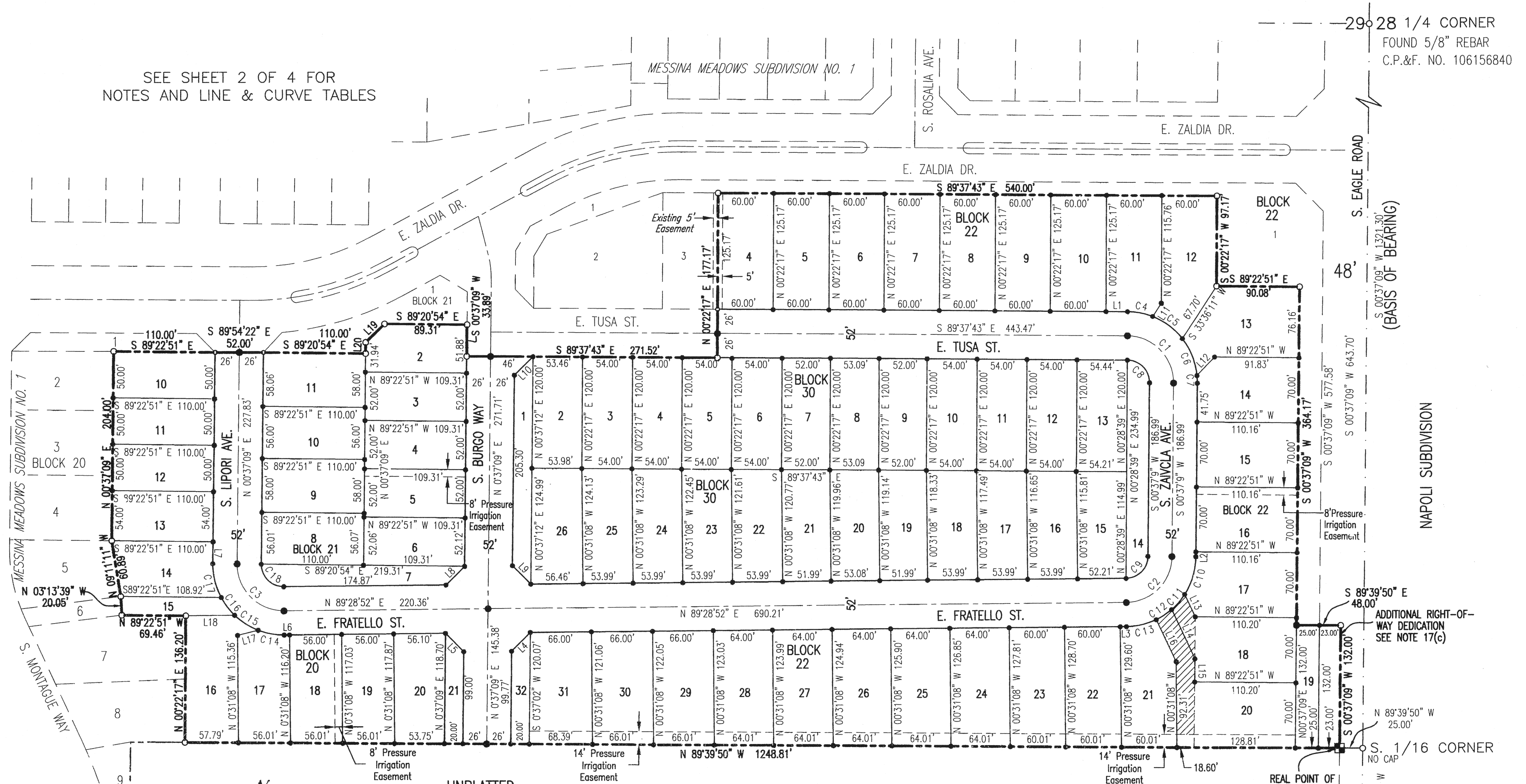
PL 101 Pg 13373

PLAT OF MESSINA MEADOWS SUBDIVISION NO. 2

A PORTION OF THE SE 1/4 OF SECTION 29
T.3N., R.1E., B.M.
CITY OF MERIDIAN,
ADA COUNTY, IDAHO
2008

SEE SHEET 2 OF 4 FOR
NOTES AND LINE & CURVE TABLES

29 28 1/4 CORNER
FOUND 5/8" REBAR
C.P.&F. NO. 106156840



NAPOLI SUBDIVISION

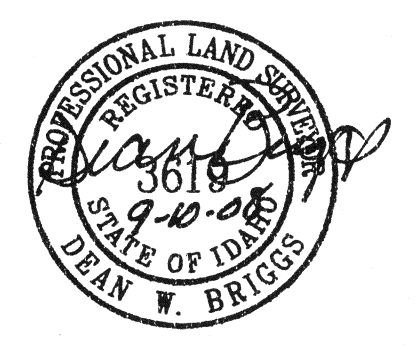
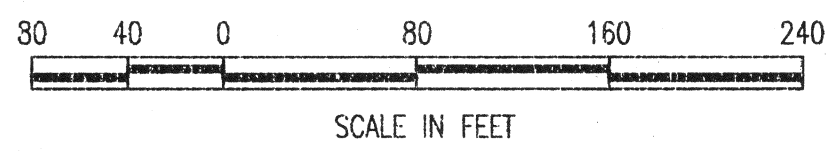
ADDITIONAL RIGHT-OF-WAY DEDICATION
SEE NOTE 17(c)

29 28
32 33
S. 1/16 CORNER
NO CAP

FOUND 5/8" REBAR
C.P.&F. NO. 94002913

LEGEND

- REAL POINT OF BEGINNING, FOUND 5/8" REBAR WITH PLASTIC CAP LS 8444
- SET 5/8"x30" REBAR WITH PLASTIC CAP LS 3619
- SET 1/2"x24" REBAR WITH PLASTIC CAP LS 3619
- FOUND 5/8" REBAR (PLS 8444 OR NOTED)
- FOUND 1/2" REBAR (PLS 8444 OR NOTED)
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EXISTING LOT LINE AND R-O-W
- EASEMENT LINE
- ▨ ACCESS EASEMENT -- SEE NOTE 16



TUSCANY DEVELOPMENT
DEVELOPER
MERIDIAN, IDAHO

BRIGGS ENGINEERING, INC.
CONSULTING ENGINEERS
BOISE, IDAHO

MESSINA MEADOWS SUBDIVISION NO. 2

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	78.76	50.00	90°14'52"	50.22	N 44°30'17" W	70.86
C2	77.55	50.00	88°51'43"	49.02	N 45°03'00" E	70.00
C3	79.53	50.00	91°08'17"	51.00	S 44°57'00" E	71.41
C4	27.70	76.00	20°53'10"	14.01	N 79°11'08" W	27.55
C5	40.53	76.00	30°33'22"	20.76	N 53°27'52" W	40.05
C6	43.21	76.00	32°34'20"	22.20	N 21°54'01" W	42.63
C7	8.27	76.00	06°14'00"	4.14	N 02°29'51" W	8.26
C8	37.80	24.00	90°14'52"	24.10	N 44°30'17" W	34.01
C9	37.22	24.00	88°51'43"	23.53	N 45°03'00" E	33.60
C10	42.92	76.00	32°21'37"	22.05	N 16°47'58" E	42.36
C11	21.64	76.00	16°18'59"	10.90	N 41°08'16" E	21.57
C12	20.03	76.00	15°05'59"	10.07	N 56°50'45" E	19.97
C13	33.27	76.00	25°05'07"	16.91	N 76°56'18" E	33.01
C14	28.67	76.00	21°36'39"	14.51	S 79°42'49" E	28.50
C15	30.25	76.00	22°48'06"	15.33	S 57°30'26" E	30.05
C16	24.02	76.00	18°06'18"	12.11	S 37°03'14" E	23.92
C17	37.96	76.00	28°37'14"	19.39	S 13°41'28" E	37.57
C18	38.18	24.00	91°08'17"	24.48	S 44°57'00" E	34.28

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 89°37'43" W	23.47'
L2	N 00°37'09" E	5.24'
L3	S 89°28'52" W	6.73'
L4	S 45°03'00" W	28.56'
L5	N 44°57'00" W	28.00'
L6	S 89°28'52" W	5.74'
L7	S 00°37'09" W	23.60'
L8	S 45°03'00" W	28.56'
L9	N 44°57'00" W	28.00'
L10	S 45°29'43" W	28.35'
L11	S 33°36'11" W	17.22'
L12	S 43°49'28" W	27.44'
L13	N 25°25'11" W	26.80'
L14	N 25°25'11" W	58.72'
L15	N 00°37'09" E	24.92'
L16	N 25°25'11" W	50.00'
L17	N 75°59'33" E	22.90'
L18	N 89°27'22" E	52.74'
L19	N 45°38'08" E	28.28'
L20	N 00°37'09" E	11.93'

NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, AND MERIDIAN CITY STREET LIGHTS OVER THE FOURTEEN (14) FEET ADJACENT TO ANY PUBLIC STREET, AND (TEN) 10 FEET ADJACENT TO ANY REAR LOT LINE AND SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN OR DESIGNATED, EACH SIDE OF THE INTERIOR LOT LINES, HAS A FIVE (5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AND CUP-05-026.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUND WATER ELEVATION.
- RESTRICTIVE COVENANTS IN THE TITLE OF "NINTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TUSCANY", INSTRUMENT NO. 107024582 WHICH INCLUDE THE PROPERTY OF MESSINA MEADOWS SUBDIVISION NO. 1 AS ANOTHER PHASE INTO THE PROPERTY COMMONLY KNOWN AS "TUSCANY" WILL BE IN EFFECT FOR THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF CUP-05-026 AS APPROVED BY MERIDIAN CITY.
- LOTS 15 AND 21, BLOCK 20, LOT 7, BLOCK 21, LOTS 19 AND 32, BLOCK 22, AND LOTS 1 AND 14, BLOCK 30, ARE NONBUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE MESSINA MEADOWS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS LANDSCAPE LOTS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.
- THE OWNER HAS PROVIDED IRRIGATION FOR THIS SUBDIVISION UNDER SECTION 31-3805(B) OF THE IDAHO CODE. THE Nampa & Meridian Irrigation District has accepted the ownership per that certain "BILL OF SALE" RECORDED IN INSTRUMENT # 107026895, AND ASSUMES OPERATION AND MAINTENANCE OF THIS PRESSURIZED IRRIGATION SYSTEM, AND WILL ASSESS FEES TO THE INDIVIDUAL LOT OWNERS.
- DIRECT LOT ACCESS TO S. EAGLE ROAD AND E. ZALDIA DR. IS PROHIBITED.
- 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 PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT INSTRUMENT NO. 106017065, RECORDS OF ADA COUNTY.
- ALL FUTURE FRONT GARAGE SETBACKS SHALL BE TWENTY (20) FEET AS MEASURED FROM THE PROPERTY LINE OR THE BACK OF WALK, WHICHEVER IS MORE RESTRICTIVE.
- ACCESS EASEMENTS AS SHOWN HEREON FOR LOTS 18 & 20, BLOCK 22 ARE TO BE KEPT OPEN FOR ACCESS TO THE ADJACENT PUBLIC STREET FOR SAID LOTS. NO PARKING OR FENCING WILL BE ALLOWED ON THESE TWO ACCESS EASEMENT AREAS. THE PERPETUAL RIGHT OF INGRESS-EGRESS OVER SAID ACCESS EASEMENTS IS GRANTED TO SAID LOT OWNERS AND INVITES AND SAID RIGHT WILL RUN WITH THE LAND. MAINTENANCE OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ADDITIONAL INFORMATION AVAILABLE IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- ALL LOTS (EXCEPT LOT 19, BLOCK 22) WITHIN THIS SUBDIVISION ARE SUBJECT TO A FOUR (4) FOOT WIDE PEDESTRIAN AND SIDEWALK EASEMENT INSTRUMENT NO. 108090135.
- A PORTION OF LOT 19, BLOCK 22 IS SUBJECT TO A PEDESTRIAN AND SIDEWALK EASEMENT PER INSTRUMENT NO. 108090135.
- THE 23.00 FOOT STRIP ADJACENT TO AND EASTERLY OF LOT 19, BLOCK 22 IS ADDITIONAL RIGHT-OF-WAY DEDICATED TO ACHD PER THIS PLAT.



MESSINA MEADOWS SUBDIVISION NO. 2

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, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES 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 PORTION OF THE SE 1/4 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., BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO; THENCE SOUTH 00°37'09" WEST 1321.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 (S 1/16 CORNER); THENCE NORTH 89°39'50" WEST 25.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 TO A POINT ON THE WESTERLY RIGHT OF WAY OF S. EAGLE ROAD, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION.

THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°39'50" WEST 1248.81 FEET TO AN ANGLE POINT ON THE BOUNDARY OF MESSINA MEADOWS SUBDIVISION NO. 1;

THENCE ALONG SAID SUBDIVISION BOUNDARY AS FOLLOWS:

THENCE NORTH 00°22'17" EAST 136.20 FEET TO A POINT;

THENCE NORTH 89°22'51" WEST 69.46 FEET TO A POINT;

THENCE NORTH 03°13'39" WEST 20.05 FEET TO A POINT;

THENCE NORTH 09°11'11" WEST 60.89 FEET TO A POINT;

THENCE NORTH 00°37'09" EAST 204.00 FEET TO A POINT;

THENCE SOUTH 89°22'51" EAST 110.00 FEET TO A POINT;

THENCE SOUTH 89°54'22" EAST 52.00 FEET TO A POINT;

THENCE SOUTH 89°20'54" EAST 110.00 FEET TO A POINT;

THENCE NORTH 00°37'09" EAST 11.93 FEET TO A POINT;

THENCE NORTH 45°38'08" EAST 28.28 FEET TO A POINT;

THENCE SOUTH 89°20'54" EAST 89.31 FEET TO A POINT;

THENCE SOUTH 00°37'09" WEST 33.89 FEET TO A POINT;

THENCE SOUTH 89°37'43" EAST 271.52 FEET TO A POINT;

THENCE NORTH 00°22'17" EAST 177.17 FEET TO A POINT;

THENCE SOUTH 89°37'43" EAST 540.00 FEET TO A POINT;

THENCE SOUTH 00°22'17" WEST 97.17 FEET TO A POINT;

THENCE SOUTH 89°22'51" EAST 90.08 FEET TO A POINT;

THENCE SOUTH 00°37'09" WEST 364.17 FEET TO A POINT;

THENCE S 89°39'50" E 48.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH EAGLE ROAD;

THENCE LEAVING THE BOUNDARY OF MESSINA MEADOWS NO. 1 SOUTH 00°37'09" WEST ALONG SAID WESTERLY RIGHT OF WAY 132.00 FEET TO A POINT ON THE SOUTH LINE OF OF THE SOUTHEAST 1/4 OF SAID SECTION 29, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

SAID SUBDIVISION CONTAINS 14.61 ACRES MORE OR LESS. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF

September, 2008

R. Groves

R. CRAIG GROVES, SECRETARY/TREASURER
TUSCANY DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 5th DAY OF September, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED R. CRAIG GROVES, KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY/TREASURER 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.



Vicki Lilly
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 10-26-08

CERTIFICATE OF SURVEYOR

I, DEAN W. BRIGGS, 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.

Dean Briggs
DEAN W. BRIGGS PLS 3619



MESSINA MEADOWS SUBDIVISION NO. 2

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.

Will R. Row RCHS
DISTRICT HEALTH DEPARTMENT, EHS
DATE: 6/25/08



ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

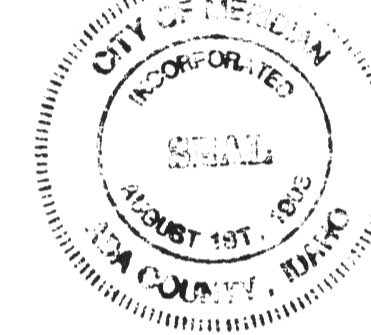
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 6th DAY OF August 2008.



Carol Ann McKee
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

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 15th DAY OF August 2008, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Jayme L. Holman
MERIDIAN CITY CLERK

APPROVAL OF CITY ENGINEER

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

Clint Dohy 9/4/08
CITY ENGINEER

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.

Scott D. Ingram
COUNTY TREASURER
Wayne W. Wilcox Deputy

9-15-08
DATE



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.



Jonny L. Hastings
COUNTY SURVEYOR
PLS 5359
9-10-2008

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 108103229
STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Briggs Engineering AT 47 MINUTES PAST 2 O'CLOCK P.M., THIS 15th DAY OF Sept, 2008, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 101 OF PLATS AT PAGES 13373 THROUGH 13376.

C. J. JAWER DEPUTY
Paula M. Ward EX-OFFICIO RECORDER
FEE: \$ 21.00

